INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

FULLERTON COMMUNITY CENTER PRJ09-00338



PUBLIC REVIEW DRAFT JULY 7, 2010

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FULLERTON COMMUNITY CENTER – PRJ09-00338 DRAFT 7-7-10

I. INTRODUCTION

The City of Fullerton has prepared this Initial Study (IS) to evaluate the potential environmental impacts associated with construction of a new Fullerton Community Center. The project site is located at 340 and 348 West Commonwealth Avenue, within the Civic Center Area and one block east of the Fullerton Downtown Central Business District. The City is proposing a new Community Center to accommodate the functions contained in the existing Senior Multi-Service Center and Boys and Girls Club, now housed in separate buildings on the project site as well as additional community programs. Also included are roadway improvements to Commonwealth Ave. along the project frontage. The City anticipates that the project will be completed 14 months after commencement.

The project proposes construction of a 58,500 square foot Community Center, to include an enclosed swimming pool. Approximately 18,615 sq. ft. of outdoor courtyard and patio areas are provided, of which approximately 12,500 sq. ft. would provide additional program space. A $320\pm$ space parking lot is also part of the proposal. See Section 2 below (Project Description) for a more detailed narrative of the proposed uses.

The project proponent is the City of Fullerton; the Engineering and Parks and Recreation Departments are the primary project contacts. The City of Fullerton is also the Lead Agency under the California Environmental Quality Act (CEQA).

PROJECT INFORMATION

Project Title:City of Fullerton Community Center; PRJ09-00338Project Applicant:City of Fullerton; 303 W. Commonwealth Avenue; Fullerton CA 92832Project Contacts:Yelena Voronel, Senior Civil Engineer (714) 738-6852Judy Peterson, Recreation Manager (714) 738-6390Project Location:340 and 348 W. Commonwealth Avenue; Fullerton CA 92832Lead Agency:City of Fullerton; 303 W. Commonwealth Avenue; Fullerton, CA 92832

ORGANIZATION OF THE INITIAL STUDY

This Draft Initial Study is organized as follows:

<u>Section 1 - *Introduction*</u> provides introductory information such as the project title, applicant and lead agency for the proposed project.

<u>Section 2 - Project Description</u> includes a detailed description of the proposed project including the environmental setting, project characteristics, project objectives, related project information, and discretionary approvals.

<u>Section 3 - Initial Study Checklist and Environmental Impact Analysis</u> contains the completed IS Checklist showing the significance level and discussion of issues under each environmental impact category.

<u>Section 4 - Summary of Mitigation Measures</u> lists the mitigation measures that have been incorporated into the project to avoid or decrease expected environmental impacts

<u>Section 5 - Preparers of the Initial Study and Persons Consulted</u> identifies the staff and consultant team members that participated in the preparation of the IS and Environmental Impact Analysis.

Appendices

II. PROJECT DESCRIPTION

ENVIRONMENTAL SETTING

Overview of Project Site

The project site encompasses two parcels located at 340 and 348 W. Commonwealth Avenue in the City of Fullerton as well as the adjacent Commonwealth Ave. public right of way between Highland Ave. and Short St. The site is generally bounded by the City of Fullerton City Hall and Main Library to the north, Amerige Park bounded by Highland Avenue to the east, BNSF Railroad right of way to the south and Saint Mary's Catholic Church to the west. The Community Center project area is approximately 6.8 acres (298,226 square feet) in area, with an additional 2 acres (85,759 square feet) of public right of way improvements. Regional access to the Project site is provided by the Riverside Freeway (SR-91) located approximately one mile to the south, the Orange Freeway (SR57) located approximately three miles to the east, and the Santa Ana Freeway (I-5) located approximately 3.5 miles to the west of the project site (see Figure 1 Location Map). The site is approximately one-half mile west of the Fullerton Depot, which is served by Metrolink and Amtrak rail lines. Local vehicular access to the project site is via Commonwealth Ave. and Short St.

Description of Existing Land Uses

The project site is owned by the City of Fullerton, and is occupied by the Fullerton Senior Multi-Service Center and the Boys and Girls Club. Amerige Park, with its baseball diamond, bleachers and sports fields, is situated to the east of the Community Center project area. The existing Boys and Girls Club building encompasses approximately 16,000 square feet of floor area which includes a gymnasium, locker rooms, administrative offices, and meeting and classrooms used for various activities such as computer lab, arts and crafts, teen center, and learning center. The building was constructed in 1953, and also has an outdoor pool and deck area encompassing approximately 5,300 square feet. The Senior Multi-Service Center is approximately 16,500 square feet, with an additional 1,000 square foot courtyard encircled by the building. The original building was constructed in the 1950's, with substantial expansions occurring in the 1980's. The Senior Center houses a multipurpose room, kitchen, meeting rooms, administrative offices and a lobby area. The site also contains two tennis courts adjunct to the Senior Center and a 177 space parking lot. Additionally the site contains the oldest commercial building in Fullerton, a small wood frame building originally constructed in 1887. The building was relocated to Amerige Park from its original location, and has been renovated over time.

The Boys and Girls Club hours of operation correlate with the school year. The City leases the facility to the Boys and Girls Club, which independently operates the program. When school is in session, it provides after-school child care and tutoring from noon to 7:00 pm Monday through Friday; during the summer, it provides childcare from 7:00 a.m. to 6:00 p.m. Monday through Friday. Basketball is offered throughout the year on Saturdays, from 9:00 a.m. to 6:00 p.m.

The Senior Center currently operates from 7:30 a.m. to 4 p.m. and from 6:30 p.m. to 9 p.m. on Monday - Thursday. On Fridays, the Center operates from 7:30 a.m. to 3 p.m. Though closed on Saturdays and Sundays, Senior Center facilities are available for rental and are frequently used by various community groups.

Commonwealth Ave. is a 4 lane primary arterial roadway, with existing sidewalks and parkways; turning lanes exist at Highland Ave. and at the current Senior Center entry drive.

Existing General Plan and Zoning

The project site is designated Parks and Recreation by the City's General Plan, and is zoned PL (Public Land). These designations are intended to provide for recreational facilities or visual and usable open space areas, and the existing uses and proposed Community Center are consistent with the designations. Land uses surrounding the site include City Hall and Main Library to the north across Commonwealth Ave. in the PL zone, commercial and industrial uses to the east in the C-3 ROD (Central Business District Commercial, Restaurant Overlay District) and M-G ROD (Manufacturing General, Restaurant Overlay District) industrial uses to the south in the M-G zone and St. Mary's Catholic Church to the west in the C-2 (General Commercial) zone.

Description of the Surrounding Area

The project site is approximately one block west of the Central Business District, and is within the Civic Center area. The property is also located within a Community Improvement District (CID). The CID is an overlay zone classification that provides authority and procedures for the review of development projects within any of the City's redevelopment project areas. The City has established redevelopment project areas to support and enhance the overall economic well-being of the community and to comply with redevelopment law.

The site abuts the BNSF railroad right-of-way to the south. Active rail lines include the Metrolink and AMTRAK passenger services and various freight lines. The nearby Fullerton Transportation Center is a regional transit hub providing rail and bus connections.

Planning programs underway in the project area include a building expansion of the Main Library immediately north of the project site and a High Speed Rail project along the southerly site property line. Both the Community Center and Main Library expansion are part of Civic Center Improvements; library construction began in June 2010 and is expected to last for approximately one year. A High Speed Rail (HSR) project is being considered for the adjacent rail lines. The overall HSR project is an 800 mile statewide system of high speed trains; the segment adjacent to the project site is part of the Los Angeles to Orange County section. Separate tracks would be provided for high speed trains, with fencing provided to separate rail from auto and pedestrian traffic. At this time, there are no specific plans in place for HSR at this location.

PROJECT CHARACTERISTICS

The proposed project includes demolition of two existing structures on properties owned by the City of Fullerton, construction of a new community center and improvements to approximately 800 linear feet of Commonwealth Ave. (See Figures 2 and 3 aerial photo and proposed site plan). Existing Boys and Girls Club and Senior Multi-Service Center buildings will be removed, and their functions consolidated within a new Community Center. The Community Center would also provide space for community classes offered through the City of Fullerton Parks and Recreation Department. Some of the City of Fullerton community classes are now being held at various locations in Brea, Placentia, Yorba Linda and Anaheim due to a lack of facility space within Fullerton. The expanded community center will provide adequate space to bring these classes back to a more central location within Fullerton.

The proposed project will not alter existing sports fields or programs at Amerige Park, which occupies the easterly portion of the site.

The Community Center space allocation plan is as follows, with all figures being approximations

Area Type	Existing Sq. Ft.	Existing Sq. Ft.	Existing Sq. Ft.	New Sa. Ft.
	Senior Ctr	B&G Club	Total	Comm Ctr
INDOOR AREAS				
Gym/ Fitness / Gym Offices / Gym Lavs / Related Stg	0	6,491	6,491	16,422
Pool / Pool Lavs / Pool Support and Stg	0	5,263*	5,263*	9,964
Main Assembly / Stage / Kitchens / Related Stg	5,837	174	6,011	7,181
Other Program Areas / Program Stg / Lobby	5,195	6,506	11,701	13,349
Office Areas / Office Stg / Gen'l Stg	1,528	1,924	3,452	4,450
Main Circulation / Bldg Mech'l / Gen'l Lavs / Misc	3,891	775	4,666	7,134
Total Building Space	16,451	21,133	37,584	58,500
For Reference: Subtotal Building Gross SF (without pool)	16,451	15,870		
* This area is presently outdoors				
Area Type	Existing	Existing	Existing	New
	Sa. Ft.	Sa. Ft.	Sa. Ft.	Sa. Ft.
	Senior Ctr	B&G Club	Total	Comm Ctr
OUTDOOR PROGRAM AREAS				
Main Event Court				
				12.670
Existing Senior Center Courtvard	1.012	0	1.012	12,670
Existing Senior Center Courtyard New Senior Center patio (south)	1,012	0	1,012	12,670 1,160
Existing Senior Center Courtyard New Senior Center patio (south) Library Lounge patio	1,012	0	1,012	12,670 1,160 896
Existing Senior Center Courtyard New Senior Center patio (south) Library Lounge patio Poolside patio	1,012	0	1,012	12,670 1,160 896 3,102
Existing Senior Center Courtyard New Senior Center patio (south) Library Lounge patio Poolside patio Multi-purpose room patio (west)	1,012	0	1,012	12,670 1,160 896 3,102 787
Existing Senior Center Courtyard New Senior Center patio (south) Library Lounge patio Poolside patio Multi-purpose room patio (west) Tennis Court	1,012	0	1,012	12,670 1,160 896 3,102 787
Existing Senior Center Courtyard New Senior Center patio (south) Library Lounge patio Poolside patio Multi-purpose room patio (west) Tennis Court	1,012 12,300	0	1,012 12,300	12,670 1,160 896 3,102 787

Not included: existing area for horseshoes, small play field (on church property), entry drop-off or assembly areas at present or at future, walkways and aisles, and wide access/egress paved areas outside large rooms either at present or at future.

Improvements to Commonwealth Ave. include

- Roadway reconstruction curb, gutter and pavement
- New landscaped median between Highland Ave. and Short St.
- New sidewalks
- New mid-block crossing with pedestrian signal
- Relocation of existing traffic signal from Senior Center entry drive to approximately 200 ft westward at Short St.
- New parkway landscaping
- Signage and lighting improvements

Proposed Project

The project design was based on a Needs Assessment prepared for the City of Fullerton Parks and Recreation Department by Griffin Structures, Inc. The report, dated July 2, 2009, analyzed space allocation within the existing Senior Center and Boys and Girls Club and evaluated potential future community needs to determine the area needed to create a viable community center. The Needs Assessment utilized data provided through past studies and reports, demographic figures, user surveys and information obtained from program and activity managers. It notes that the combined facility concept creates an opportunity for broader community uses of the space, allowing for various groups to utilize multifunction spaces at different times throughout the day.

The Needs Assessment also considers the potential for recreational use of other nearby civic facilities, considering the Community Center as a contextual part of the Civic Center instead of a stand alone facility. This consideration includes an analysis of the space to be provided in the Main Library remodel and expansion project. Additionally, a traffic safety analysis study looks at linkage between the Community Center on the south side of Commonwealth Avenue and the Main Library and City Hall on the north side of Commonwealth. Safe pedestrian and vehicular connections are vital to integrating the Community Center with other Civic facilities.

The Parks and Recreation Department administers recreation programs for the community. Program managers note that existing demand for recreation facilities exceeds available resources. The proposed project is intended to alleviate these deficiencies by providing an expanded gymnasium, indoor pool and additional multipurpose space. This will reduce crowding at existing Fullerton facilities, and accommodate City recreation programs that now utilize facilities in surrounding cities.

The City anticipates project implementation will take place within a 14 month timeframe. During construction, Senior Multi-Service Center and Boys and Girls Club activities would be moved to other, off-site locations.

Proposed Community Center hours of operation would generally occur from 5:00 a.m. to 10:00 p.m. daily. Senior activities are expected to take place year round while Boys and Girls Club activities would change seasonally, with after school care provided during the school year, and full day programs offered during the summer and other school vacation periods. Community recreation classes would be scheduled around ongoing activities, and could vary somewhat between sessions. Facility rentals would continue on weekends and evenings throughout the year. Special events may result in extended hours on occasion.



Figure 1 Location Map



Figure 2 Project Site



and a second	
AREA	
ON-SITE LIMIT OF WORK	298,226 SF (6.8 AC)
OFF-SITE LIMIT OF WORK	85,759 SF (2.0 AC)
3. AREA	47,229 SF
OF CONSTRUCTION	V-B (FIRE SPRINKLERED)
UPANCY	A~3,8
ING PROVIDED	319 STALLS
VEMENT AREA	139,739 SF

16,109 SF

15,978 SF

66,951 SF

RCA+A

SITE PLAN

FULLERTON COMMUNITY CENTER

01 25 2010

Figure 3 Site Plan

III. City of Fullerton Initial Study Checklist Form



- 1. Project title: *City of Fullerton Community Center; PRJ09-00338*
- 2. Lead agency name and address: *City of Fullerton 303 W. Commonwealth Ave. Fullerton, CA* 92832
- 3. Contact person and
phone number:Joan Wolff (Environmental)Yelena Voronel (Project)(714) 738-6837(714) 738-6852
- 4. Project location: 340 and 348 W. Commonwealth Ave. Fullerton, CA 92832
- 5. Project sponsor's *City of Fullerton Engineering Department* name and address: *303 W. Commonwealth Ave. Fullerton, CA 92832*
- 6. General plan *Parks and Recreation* designation:
- 7. Zoning: **Public Land (PL)**
- 8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The project consists of demolition and replacement of the existing Fullerton Senior Multi-Service Center and Boys and Girls Club buildings and construction of a new Community Center to accommodate both uses plus additional community at-large programs. The existing Senior Center is approximately 16,500 square feet and the Boys and Girls Club facility has an interior area of approximately 16,000 square feet plus a fenced outdoor pool and deck area of approximately 5,300 square feet. The pool is used primarily during the summer. The combined building area occupies approximately 32,500 square feet of the 6.8 acre site. A parking lot containing approximately 177 parking spaces is shared by the Boys and Girls Club, Senior Center and adjacent Amerige Park sports fields and provides overflow parking for St. Mary's Church. Proposed new construction could encompass up to 58,500 square feet of interior building area, including an indoor pool, and a $320\pm$ space parking lot that would continue to serve the Boys and Girls Club, Senior Center and Amerige Park and provide overflow parking for St. Mary's Church.

9. Surrounding land uses and setting:

NORTH: Fullerton City Hall and Main Library on the north side of Commonwealth

- SOUTH: Railroad tracks, with industrial uses further to the south
- EAST: Existing Amerige Park soccer and baseball facilities, Highland Avenue and commercial uses east of Highland
- WEST: St. Mary's Church
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) *None*

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

	Aesthetics		Agriculture & Forest Resources	Χ	Air Quality
Χ	Biological Resources	Χ	Cultural Resources		Geology/Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology/Water Quality
	Land Use/Planning		Mineral Resources		Noise
	Population/Housing		Public Services		Recreation
	Transportation/Traffic		Utilities/Service Systems	Х	Mandatory Findings Significance

DETERMINATION: (To be completed by the City of Fullerton)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a 'Potentially Significant Impact' or 'Potentially Significant Unless Mitigated' Impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or Mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Joan Wolff

For: City of Fullerton

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	
I. AESTHETICS – Would the project:		moorporation			
a) Have a substantial adverse effect on a scenic vista?			X		
A significant impact would occur if the proposed project were to introduce incompatible visual elements within a field of view containing a scenic vista or substantially block a scenic vista. The project site is a public park which contains existing buildings, parking lot, landscape areas, picnic tables and outdoor recreation areas. Primary buildings include the Senior Center, originally constructed in the 1950's and last remodeled/expanded in 1982 and the Boys and Girls Club, constructed in 1953. The Senior Center is an irregular shaped building constructed with split face block and the Boys and Girls Club is a wood frame stucco building with a barrel roof. The project proposes to retain existing uses, remove existing buildings and consolidate functions into a single new facility. The site offers no panoramic views, and views from the street will be similar in character to existing views of single story buildings, parking lot and landscape areas.					
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				x	
A significant impact would occur if scenic resource project when viewed from a State-designated scenic designated as a scenic corridor by the City's General highway. The project site is flat, is located within resource. The proposed project will retain many of add new landscaping around the building, within the The proposed building is single story, complementary	ces would highway. ral Plan, r an urbar the site's parking lo y in charac	be affecte Commonw for is it desi lized area a existing m ot and in the cter to the si	d by the p vealth Aven ignated as and is not ature trees public righ urrounding	broposed a scenic a scenic a scenic and will at of way. area.	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X	
A significant impact may occur if the proposed project introduces visual elements that would be incompatible with the character of the project site or the area surrounding the project site. The project will not change site topography, and proposed development will be similar in character to existing development. Project design was reviewed and approved by Redevelopment Design Review Committee (RDRC) on February 11, 2010. Per Chapter 15.46 of the Fullerton Municipal Code (FMC), RDRC reviewed the project with respect to architectural style, compatibility with surrounding areas, and the overall image portrayed to the public by the combination of buildings, signs and other project features and recommended approval of preliminary site, building and landscape plans.					
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		
A significant impact may occur if the proposed project introduces new sources of light or glare on the project site which would be incompatible with the areas surrounding the site or which pose a safety hazard, such as to motorists utilizing adjacent streets. Building and parking lot lighting will be scaled to the size of the site to provide adequate security. The surrounding area includes a lighted ball field, municipal buildings, a church, railroad right of way and					

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	
industrial uses. None of the surrounding uses are	iaht sensi	Incorporation	niect lightin	a will be	
designed to illuminate only the project site, per FMC Section 15.56.110.					
(References: Fullerton General Plan – 1997, Resourc	e Manageme	nt Chapter / Ex	hibit RM-4)		
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
II. AGRICULTURE AND FOREST RESOURCES – Wou	ld the pro	ject:			
In determining whether impacts to agricultural resources are significant environme Land Evaluation and Site Assessment Model (1997) prepared by the California impacts on agriculture and farmland. In determining whether impacts to forest reso lead agencies may refer to information compiled by the California Department of forest land, including the Forest and Range Assessment Project and the Forest I methodology provided in the Forest Protocols adopted by the California Air Resour	ntal effects, lead Dept. of Conser urces, including f Forestry and egacy Assessn ces Board.	d agencies may re vation as an optic i timberland, are si Fire Protection reg nent project; and t	fer to the Califorr nal model to use gnificant environr garding the state he forest carbon	aia Agricultural in assessing mental effects, 's inventory of measurement	
a) Convert Prime Farmland, Unique Farmland, or				Х	
Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural					
conversion of farmland to a non-agricultural use. The not contain any Prime or Unique farmland or state nor used for agricultural purposes; rather the site pro- recreational use by the community.	ie site is i designate ovides pub	n an urbani d farmland. Ilic facilities	zed area, a It is neith for educati	and does er zoned onal and	
 b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? 				X	
A significant impact may occur if the proposed project results in the conversion of land zoned for agricultural use or land under a Williamson Act contract from agricultural use to another non-agricultural use. The project site is zoned Public Land (PL) and the surrounding area is zoned for public, commercial and industrial uses. The site provides public facilities for educational and recreational use by the community, and does not contain agricultural uses.					
 c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526) 				X	
A significant impact may occur if the proposed project results in the rezoning or conversion of land zoned for forest or timber land to another use. The project site is zoned Public Land (PL) and the surrounding area is zoned for public, commercial and industrial uses. The site provides public facilities for educational and recreational use by the community, and does not contain forest land.					
d) Result in loss of forest land or conversion of forest land to non-forest use?				x	

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
See response to c) above.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

A significant impact may occur if the proposed project would indirectly result in conversion of farmland or forest land to other uses. As noted above, the project site is zoned Public Land (PL) and the surrounding area is zoned for public, commercial and industrial uses. No agricultural or timber uses now occur on site. The project would maintain the existing zoning and the same uses occurring on site now would be present in the future. Therefore, there would be no direct or indirect effect on either agricultural or timber lands.

(Reference: Fullerton General Plan – 1997, Resource Management Chapter / Section 3.3)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY – Would the project:				
Where available, the significance criteria established by the applicable air quality n make the following determinations.	nanagement or	air pollution contro	ol district may be	relied upon to
a) Conflict with or obstruct implementation of the applicable air quality plan?				x
The Final 2007 Air Quality Management Pl	an (2007	AQMP) is	the local a	ir quality

The Final 2007 Air Quality Management Plan (2007 AQMP) is the local air quality plan that applies to the proposed project. The South Coast Air Quality Management District (SCAQMD) adopted the AQMP on June 1, 2007 (SCAQMD 2007). The 2007 AQMP is an update of the 2003 AQMP; the 2007 AQMP focuses on achieving the PM2.5 (fine particulate matter) and 8-hour ozone (O₃) standards, which are much more stringent than the PM10 (coarse particulate matter) and 1-hour O₃ standards addressed in the 2003 AQMP. The California Air Resources Board (CARB) approved the 2007 AQMP and submitted the AQMP as a revision to the State Implementation Plan (SIP) on September 27, 2007.¹ CARB submitted the SCAQMD's 2007 AQMP to the U.S. Environmental Protection Agency (USEPA) for approval in November 2007, and submitted further supplementary data in February 2008 (CARB 2008).

The AQMP determines emission budgets for future years. These budgets are based on land use designations as contained in City and County general and specific plans. The planned uses and density of the proposed project are consistent with the existing uses and with the *City of Fullerton General Plan's* "Parks and Recreation" designation for the site. Therefore, the proposed project is consistent and would not conflict with the AQMP.

The main purpose of an AQMP is to bring an area into compliance with the requirements of federal and State air quality standards. For a project to be consistent with the AQMP, the pollutants emitted from the project should not exceed the SCAQMD CEQA air quality significance thresholds for mass emissions of non-attainment or maintenance

¹ The SIP is a plan that describes how California will attain the NAAQS. The SIP is not a single document, but a compilation of new and previously submitted plans; programs (such as monitoring, modeling, permitting, etc.); district rules; State regulations; and federal controls. At any one time, several California submittals are pending USEPA approval.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

pollutants. As demonstrated in Question b) below, the anticipated project emissions would not exceed the SCAQMD thresholds. Therefore, the proposed project would be consistent with the AQMP. No impact would result, and no mitigation measures are required.

b) Violate any air quality standard or contribute		
substantially to an existing or projected air quality	x	
violation?		

A project may have a significant impact where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation.

The Federal Clean Air Act (42 *United States Code* [USC] §§7401–7671) requires the adoption of National Ambient Air Quality Standards (NAAQS) to protect public health and welfare from the effects of air pollution related to seven air pollutants: ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), coarse particulate matter 10 microns or less in diameter (PM10), fine particulate matter 2.5 microns or less in diameter (PM2.5), and lead (Pb). CARB has established additional State standards, which are generally more stringent than the NAAQS.

Regional air quality is described by whether the area has attained State and Federal standards, as determined by monitoring. Areas in non-attainment are required to prepare plans and implement measures to bring the region into attainment. When an area has been reclassified from non-attainment to attainment for a federal standard, the status is identified as "maintenance", and there must be a plan and measures that will keep the region in attainment for the following ten years. Table 1 summarizes the attainment status in the South Coast Air Basin (SoCAB) for the seven criteria pollutants.

CARB regulations define a toxic air contaminant (TAC) as one which may cause or contribute to an increase in deaths or serious illnesses, or which may pose a present or potential hazard to human health.² TACs are considered under a different regulatory process than criteria pollutants. Health effects from TACs may occur at extremely low levels, and it is typically difficult to identify levels of exposure that do not produce adverse health effects (CARB 2009a). Therefore, there are no ambient concentration standards for TACs. According to the *California Almanac of Emissions and Air Quality* (CARB 2009b), the majority of the estimated health risk from TACs can be attributed to relatively few compounds, the most important being PM from diesel-fueled engines (diesel PM).

15

² The USEPA uses the terminology "hazardous air pollutant" (HAP), which has a similar definition.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impa
	Table 1 Attainment Status of Criter the South Coast Ai	ia Polluta r Basin	ants in		
Pollutant	State		Federa	I	
O ₃ (1 hour)	Non attainment		No standa	ard	
O ₃ (8 hour)	Non-attainment	Extreme Non-attainment ^a			
PM10	Non-attainment	S	Serious Non-att	ainment ^b	
PM2.5	Non-attainment	Non-attainment			
CO	Attainment	Attainment/Maintenance			
NO ₂	Non-attainment ^c	Attainment/Maintenance			
SO ₂	Attainment	Attainment			
Lead	Attainment/Non-attainment ^d	Attainment			
All others	Attainment/Unclassified	No standards			
O ₃ : ozone; PM10: less in diameter; CO ^a The USEPA a effective June ⁴ ^b On April 10, 20 ^c federal standard ^c The SoCAB wa ^d Los Angeles C	particulate matter 10 microns or less in dian D: carbon monoxide; NO ₂ : nitrogen dioxide; S pproved redesignation from Severe 17 to E 4, 2010. IO, CARB requested the USEPA to designate is reclassified from attainment to non-attainmet county was reclassified from attainment to no	neter; PM2.5 D ₂ : sulfur dio ktreme Non- the SoCAB a ent for NO ₂ of pon-attainmen	: particulate mai xide. attainment on M as an attainment n March 25, 2011 t for lead on Ma	tter 2.5 micron lay 5, 2010, to area for the P 0. arch 25, 2010;	s or o be M10 the

Source: CARB 2010, USEPA 2010a, USEPA 2010b.

This section includes an evaluation of short-term construction and long-term operational air quality impacts.

Construction - Mass Daily Emissions

Less Than Significant Impact. The proposed project includes demolition of two existing structures and the construction of a new community center and improvements to approximately 800 linear feet of Commonwealth Ave. Air pollutant emissions associated with the proposed project would occur from year 2011 to 2012 as a result of construction equipment combustion products, fugitive dust from grading and earthmoving activities, and emissions from vehicles driven to and from the site by construction workers. A project with daily emission rates below the SCAQMD's established air quality significance thresholds (shown in Table 2) would have a less than significant effect on regional air quality. An assessment of project-generated, short-term and long-term air pollutant emissions was conducted using the URBEMIS2007, Version 9.2.4 computer model to quantify regional emissions and was supplemented by manual calculations. Table 3 presents the estimated maximum daily emissions with application of Standard Conditions (SCs) 3-1 and 3-2 for the proposed project construction, and compares the estimated emissions with the SCAQMD daily mass emission thresholds.

As shown in Table 3, construction-related emissions generated by the proposed project would be less than the SCAQMD regional thresholds of significance. Therefore, the impact would be less than significant and project-specific mitigation for maximum daily emissions is not required during construction. The maximum emissions of volatile organic compounds (VOCs) would occur during an estimated three-week period when painting of the new building occurs. The maximum NOx and CO emissions would occur during a two-week period when fine grading and building construction activities would occur concurrently. Finally,

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

maximum PM10 and PM2.5 emissions would occur during a three-week period when fine grading activities would occur.

Construction - Localized Significance Thresholds/Ambient Air Quality

Less Than Significant With Mitigation. In addition to the mass daily emission thresholds established by the SCAQMD, short-term, on-site emissions of NO₂, CO, PM10, and PM2.5 are examined for local impacts to nearby sensitive receptors based on SCAQMD localized significance thresholds (LST). To assess local air quality impacts for development projects without complex dispersion modeling, the SCAQMD developed screening (lookup) tables to assist lead agencies in evaluating impacts. The LST methodology is recommended to be limited to projects of five acres or less. Although each of the project sites is larger than five acres, the method may be used for larger sites if it is demonstrated that the calculated project emissions would be less than the five-acre site emissions limits.

The closest receptors would be the Saint Mary's Catholic Church located adjacent to the project site boundary to the west.

Table 2 SCAQMD Air Quality Significance Thresholds					
Mass Daily Thresholds					
Pollutant	Construction	Operation			
NOx	100 lbs/day	55 lbs/day			
VOC	75 lbs/day	55 lbs/day			
PM10	150 lbs/day	150 lbs/day			
PM2.5	55 lbs/day	55 lbs/day			
SOx	150 lbs/day	150 lbs/day			
CO	550 lbs/day	550 lbs/day			
Lead	3 lbs/day	3 lbs/day			
	Toxic Air Contaminants				
TACsª	Maximum Incremental Cancer Risk \geq 10 in 1 millionTACs ^a Cancer Burden > 0.5 excess cancer cases (in areas \geq 1 in 1 million)Hazard Index \geq 1.0 (project increment)				
Odor	Project creates an odor nuisance	pursuant to SCAQMD Rule 402 ^b			
	Ambient Air Quality For Criteria Po	llutants ^c			
NO ₂	1-hour averag Annual averag	le ≥ 0.18 ppm je ≥ 0.03 ppm			
PM10	PM10 PM10 24 -hour average $\geq 10.4 \ \mu g/m^3 \ (construction)^d$ 24 -hour average $\geq 2.5 \ \mu g/m^3 \ (operation)$ Annual average $\geq 1.0 \ \mu g/m^3$				
PM2.5	24-hour average ≥ 10.4 24-hour average ≥ 2	^μ μg/m ³ (construction) ^e .5 μg/m ³ (operation)			
Sulfate	24-hour averaç	ge ≥ 1.0 μg/m³			
СО	CO 1-hour average ≥ 20.0 ppm (State) 8-hour average ≥ 9.0 ppm (State/federal)				
 NOx: oxides of nitrogen; SOx: oxides of sulfur; lbs/day: pounds per day; ppm: parts per million; µg/m³: micrograms per cubic meter ^a Carcinogenic and noncarcinogenic. ^b SCAQMD Rule 402 states that a project shall not "discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural 					

- operations necessary for the growing of crops or the raising of fowl or animals".
 ^c Ambient air quality thresholds for criteria pollutants are based on SCAQMD Rule 1303, Table A-2 unless otherwise stated.
- ^d Ambient air quality thresholds are based on SCAQMD Rule 403.

Source: SCAQMD 2009a

Year	VOC	NOx	CO	SOx	PM10	PM2.5
2011	3	23	13	<1	4	2
2012	62	20	16	<1	1	1
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds SCAQMD Thresholds?	No	No	No	No	No	No

Table 4 shows the maximum daily on-site emissions for proposed project construction compared with the SCAQMD thresholds. Table 4 shows the emission thresholds for local pollutants with receptors at a distance of 25 meters for 1-, 2-, and 5-acre sites. The overall site is approximately 6.8 acres in area. The project also anticipates improvements in two acres of public right-of-way, which would be mostly related to landscaping. For purposes of analysis, the public right of way area was not included in the calculations because landscaping activities do not utilize equipment that generates significant air pollutant emissions. It may be seen from the table that thresholds for sites larger than five acres would be greater than the five-acre thresholds. Table 4 shows that proposed project local emissions would be less than the five-acre thresholds and would therefore be less than the thresholds for larger sites. Therefore, the local pollutant impact from on-site construction would be less than significant.

However, because sensitive receptors are located in close proximity to the project site and there are assumptions in the emissions calculations, dust-control measures would be required. To assure that dust-control measures are implemented during demolition, Mitigation Measure (MM) AQ-1 would be implemented as part of the project. Implementation of SCs 3-1 and 3-2 and MM 3-1would reduce the impact to a less than significant level.

	NOx	СО	PM10	PM2.5		
	Emissions (Ibs/day)					
LST Thresholds – 1 acre site	81	485	4	3		
LST Thresholds – 2 acre site	115	715	6	4		
LST Thresholds – 5 acre site	183	1,253	13	7		
Project maximum daily on-site emissions	23	16	4	2		
Exceed 5-acre threshold?	No	No	No	No		
Ibs: pounds; LST: localized significance threshold Note: Data is for SCAQMD Source Receptor Area 17	– Central Orange	e County.				
Source: SCAQMD 2009b.						

TABLE 4 LOCAL SIGNIFICANCE THRESHOLD EMISSIONS

Operations – Mass Daily Emissions

Less Than Significant Impact. The proposed project would consolidate uses and improve the facilities that already exist but it is not expected to generate substantially more vehicular trips. Long-term operational emissions would come from area sources such as natural gas for space and water heating, gasoline-powered landscaping, and maintenance equipment. Much of the added building square footage results from increased gymnasium size and incorporation of a swimming pool within the building shell (existing pool is outdoors). Estimated operational mass emissions for the project-related area and mobile sources are shown in Table 5. The project values below are conservative because they do not subtract the emissions associated from the existing uses to be removed.

Year 2012	VOC	NOx	СО	SOx	PM10	PM2.5
Project Area Source Emissions	<1	<1	2	<1	<1	<1
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds SCAQMD Thresholds?	No	No	No	No	No	No
Maximum area source emissions of VOC, CO, SOx, PM10, and PM2.5 would occur in summer.						
See Appendix A for URBEMIS calculat	tions.					

 Table 5

 Estimated Daily Operational Emissions (lbs/day)

Based on an assumed buildout of the proposed project in year 2012, operational emissions would be well below the SCAQMD regional thresholds of significance. Therefore,

the impact would be less than significant, and no mitigation is required.

Operations–Carbon Monoxide

Less Than Significant Impact. A CO hotspot is an area of localized CO pollution caused by severe vehicle congestion on major roadways, typically near intersections. If a project increases average delay at signalized intersections operating at Level of Service (LOS) E or F, or causes an intersection that would operate at LOS D or better without the project to operate at LOS E or F with the project, a quantitative screening is required. The project is not expected to generate substantially more vehicular trips. Localized CO impacts would be less than significant, and mitigation is not required.

- <u>SC 3-1</u> During construction of the proposed project, the Contractor shall be required to comply with SCAQMD Rules 402 and 403 in order to minimize short-term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD 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.
- <u>SC 3-2</u> Architectural coatings shall be selected so that the VOC content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications.
- <u>MM 3-1</u> During demolition activities, the contractor shall assure 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		x		

Orange County is a non-attainment area for PM10, PM2.5, NO₂, and O₃. The proposed project would generate these pollutants to the area during short-term project construction and daily operation. As demonstrated in Question a) above, the proposed project would not conflict with the 2007 AQMP. In addition, as detailed in response to Question b), short- and long-term emissions would be less than the SCAQMD regional and localized significance thresholds after implementation of SC 3-1 and MM 3-1. Furthermore, there are no known projects in the vicinity of the proposed project where major construction would occur concurrently with the proposed project. Therefore, with implementation of SC 3-1, SC 3-2, and MM 3-1, the proposed project's contribution of PM10, PM2.5, NO₂ and O₃ would not be cumulatively considerable.

d) Expose sensitive receptors to substantial pollutant concentrations?	x		
--	---	--	--

A significant impact may occur when a project would generate pollutant concentrations to a degree that would significantly affect sensitive receptors, which include populations that are more susceptible to the effects of air pollution than are the population at large.

Exposure of sensitive receptors is addressed for four situations: CO hotspots; diesel exhaust emissions; local emissions of NOx, CO, PM10, and PM2.5; and asbestos and lead paint during demolition. CO exposure is analyzed in Question b) above. There would be no impact related to CO hotspots, and no mitigation is required.

Projects of concern for diesel PM exposure are typically those located near high traffic freeways, urban roads with more than 100,000 vehicles per day, a high heavy truck concentration, rail yards, ports, and/or distribution centers, all of which emit significant quantities of diesel PM. The project area is more than 500 feet from a freeway. The project site is adjacent to Commonwealth Avenue, with substantially less future traffic than the CARB criterion of 100,000 vehicles/day for urban roads.

With respect to proximity to emissions from railroad sources, CARB recommends avoiding siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard. The Fullerton Transportation Center, located approximately 2,000 feet east of the project site, is not a major service and maintenance rail yard. Therefore, the proposed project would not have the potential to expose sensitive receptors to TACs from mobile sources to an extent that health risks would result. Furthermore, in 2008, the USEPA adopted new emissions standards for both existing and new locomotives.³ These new standards will reduce locomotive PM2.5 emissions by approximately 40 percent by 2020 and by 90 percent beyond 2030 (USEPA 2008). There will be similar reductions of NOx emissions. This impact would be less than significant; no mitigation is required.

Project construction would result in short-term diesel exhaust emissions from on-site, heavy-duty equipment. CARB identified particulate exhaust emissions from diesel-fueled

³ The USEPA has sole authority to regulate locomotive emissions; CARB does not have jurisdiction.

Potentially	Less Than	Less Than	No Impact
Significant	Significant With	Significant	1
Impact	Mitigation	Impact	1
	Incorporation		1

engines (diesel PM) as toxic air contaminants (TACs) in 1998. Project construction would result in the generation of diesel PM emissions from the use of off-road diesel equipment required for construction activities and from on-road diesel equipment used to transport materials to and from the project site. Exposure is a combination of the emissions rate and the length of time exposed, with exposures calculated over periods of 70 years. The proposed project would have relatively little diesel equipment, and the construction period would be less than 2 years, which is considerably less than the 70-year exposure time frame. The exposure to nearby individuals would be less than threshold levels, and the impact would be less than significant. Mitigation is not required.

Exposure of persons to NOx, CO, PM10, and PM2.5 emissions is discussed in response to Question b), above. No significant impacts would result with implementation of SCs 3-1 and 3-2 and MM 3-1.

Exposure of persons to asbestos and lead paint during demolition is addressed in Section VIII, Hazards and Hazardous Materials, of this IS/MND.

e) Create objectionable odors affecting a substantial number of people?	

During construction, the proposed project would operate equipment that may generate odors. Potential construction odors would result from on-site construction equipment's diesel exhaust emissions, or roofing or paving operations. However, these odors would be temporary and would dissipate rapidly with an increase in distance from the source. Long-term operations may involve minor odor-generating activities, such as lawn mower exhaust and other factors. However, these types and concentrations of odors currently occur at the project site and would be considered less than significant. Therefore, no mitigation is required.

References

- California Air Resources Board (CARB). 2010 (March). Area Designations Maps. Sacramento, CA: CARB. http://www.arb.ca.gov/desig/adm.htm.
 - ——. 2009a. Proposed State Strategy for California's State Implementation Plan (SIP) for the New Federal PM2.5 and 8-Hour Ozone Standards. Sacramento, CA: CARB. http://www.arb.ca.gov/ planning/sip/2007sip/2007sip.htm.
- ———. 2009b. California Almanac of Emissions and Air Quality (Prepared by P. Cox, A. Delao, A. Komorniczak, and R. Weller). Sacramento, CA: CARB. http://www.arb.ca.gov/aqd/almanac/almanac09/almanac09.htm.

——. 2008 (February). Letter to Mr. Wayne Nastri, USEPA, submitting additional technical information supporting reasonable further progress demonstration for the South Coast SIP. Sacramento, CA: CARB http://www.arb.ca.gov/planning/sip/2007sip/southcoast/ rev_rfp_scsjv-submittal.pdf.

Fullerton, City of. 2005 (February). City of Fullerton General Plan. Fullerton, CA: the City. http://www.ci.fullerton.ca.us/depts/dev_serv/planning_/general_plan/default.asp.

- South Coast Air Quality Management District (SCAQMD). 2009a (March). Air Quality Significance Thresholds. Diamond Bar, CA: SCAQMD. http://www.aqmd.gov/ceqa/handbook/signthres.pdf.
- ———. 2009b (October 21). Mass Rate Localized Significance Thresholds Look-up Tables. Diamond Bar, CA: SCAQMD. http://www.aqmd.gov/ ceqa/handbook/LST/appC.pdf.
 - . 2007. Final 2007 Air Quality Management Plan. Diamond Bar, CA: SCAQMD. http://www.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--	--------------------------------------	--	------------------------------------	-----------

aqmd.gov/aqmp/07aqmp/aqmp/Complete_Document.pdf.

- U.S. Environmental Protection Agency (USEPA). 2010a. Green Book Nonattainment Areas for Criteria Pollutants. Washington, D.C.: USEPA. http://www.epa.gov/oar/oaqps/greenbk/ index.html.
- ——. 2010b (May 5). Designation of Areas for Air Quality Planning Purposes; California; San Joaquin Valley, South Coast Air Basin, Coachella Valley, and Sacramento Metro 8-Hour Ozone Nonattainment Areas; Reclassification. Federal Register 75 (86): 24409–24421. http://edocket.access.gpo.gov/2010/2010-9599.htm.
- ——. 2008. Regulatory Announcement: EPA Finalizes More Stringent Emissions Standards for Locomotives and Marine Compression-Ignition Engines. Washington, D.C.: USEPA. http://www.epa.gov/otaq/regs/nonroad/420f08004.htm.

———. 1990 (as updated). Federal Clean Air Act (42 U.S.C. §§7401–7671). Washington, D.C.: USEPA. <u>http://www.epa.gov/air/caa/</u>.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		

A significant impact would occur if the proposed project were to remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by State or Federal regulatory agencies. The project site and the surrounding area consist of urban/suburban development including public facilities and commercial and industrial uses. The 6.8 acre site has not been identified by local or regional plans, policies or regulation or by State or federal regulatory agencies as habitat for species identified or designated as a candidate, sensitive or special status species. However, there are several mature trees on the property and there is potential that raptors and/or migratory bird species may nest on-site. Nesting birds are protected by the State Fish and Game Code and/or by the Federal Migratory Bird Treaty Act.

Project construction may result in the removal of approximately 41 trees of varying sizes and conditions. Two trees will be planted for each tree removed on the Community Center site; replacement trees will be of 15 gallon or 24 inch box container size. The Commonwealth Ave. public right of way improvements will remove approximately 14 trees and provide approximately 58 replacement trees of minimum 24 inch box container size. The tree replacement ratio planned for the public right of way is approximately 4:1. Ultimately, there will be approximately 89 more trees on site than currently exist.

The following mitigation measure is recommended to ensure that construction activities associated with the proposed project do not disturb any potential nesting bird species. Implementation of this mitigation measure would reduce any potential impacts related to adverse effects on candidate, sensitive, or special status species to a less than significant level.

	Potentially Significant	Less Than Significant With	Less Than Significant	No Impact	
MM4.1 To evoid imposting posting birds, including	Impact	Incorporation	Impact	a of the	
following shall be implemented:	migratory	/ birds and	raptors, or	ne of the	
· Conduct vegetation removal associated with co	nstruction	from Sept	ember 1st	through	
January 31st, when birds are not nesting. Initiat	e grading	activities p	rior to the	breeding	
season (which is generally March 1st through Ju	ily 31st) a	and keep di	sturbance	activities	
surrounding habitat (in order to avoid possible nest	abandoni	ment).	abiisiiliy		
– OR –		/			
Conduct pre-construction surveys for nesting bi	rds if veg	petation rem	noval or g	rading is	
preconstruction bird survey no more than 30 days prior to initiation of grading to provide					
confirmation on presence or absence of active nests in the vicinity (at least 300 to 500 feet					
around the individual construction site, as access	ss allows)). The last	t survey s	hould be	
conducted no more than three days prior to the in	itiation of	clearance/c	onstruction	work. If	
deferred until the young birds have fledged and the	ere is no e	evidence of	a second a	ttempt at	
nesting. A minimum exclusion buffer of 300 feet	or as dete	ermined by a	a qualified	biologist,	
shall be maintained during construction depend	ing on th	e species	and locatio	on. The	
flagging at 20-foot intervals and construction per	sonnel ar	nd activities	restricted	from the	
area. A survey report by the qualified biologist do	cumenting	g and verify	ing complia	ance with	
the mitigation and with applicable state and fede	eral regula	ations prote	cting birds	shall be	
those periods when construction activities would on	cur near	s a construct active nest a	areas to en	sure that	
no inadvertent impacts on these nests would occur					
a) Have a substantial adverse effect on any rinarian				[
habitat or other sensitive natural community			X		
identified in local or regional plans, policies,					
and Game or US Fish and Wildlife Service?					
A significant impact would occur if riparian habitat of identified locally, regionally, or by State and Edderal	or any oth	ier sensitive	natural co	ommunity	
impacted. As shown in Figure 2 Aerial Photo, there	are no st	reams or la	kes on the	site, and	
therefore no riparian habitat. As a park site, the site	te contain	s mature tre	ees and m	aintained	
lawn areas, however vegetation is ornamental and	does not	provide ha	bitat for a	sensitive	
b) Have a substantial adverse effect on federally			X		
protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh					
vernal pool, coastal, etc.) through direct removal,					
filling, hydrological interruption, or other means?					
A significant impact would occur if federally protected	d wetland	ls as define	d by Section	on 404 of	
the Clean Water Act are modified or removed.	The 6.8	acre site is	located v	within an	
present on the property	igs and fa	cilities. The	ere are no	wetiands	

	Potentially Significant	Less Than Significant With	Less Than Significant	No Impact
	Impact	Mitigation Incorporation	Impact	
c) Interfere substantially with the movement of any			Х	
native resident or migratory fish or wildlife species or				
corridors or impede the use of native wildlife				
nursery sites?				
, ,				
A significant impact would occur if the proposed proje	ect would	interfere wit	h or remov	e access
to a migratory wildlife corridor or impede the use of r	native wild	life nursery	sites. The	6.8 acre
site is located within an urbanized area, and is dev	eloped w	th public re	creational	buildings
and facilities. The site does not serve as a migra	atory wiidi	ite corridor	or a nativ	e wiidlife
nuisery.				
f) Conflict with any local policies or ordinances				x
protecting biological resources, such as a tree				~
preservation policy or ordinance?				
A significant impact would occur if the propose	d project	were inco	nsistent w	ith local
, olgimicant impact would beed in the propeet				
regulations pertaining to biological resources. Th	nere are i	no local red	gulations c	overning
regulations pertaining to biological resources. Th biological resources on the site other than Fullerton	iere are i Municipa	no local reg I Code Sec	gulations g tion 9.06.1	overning 30 which
regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site	nere are n Municipa contains	າວ local reູ l Code Sec າວ Landmar	gulations g tion 9.06.1 k Trees pu	overning 30 which rsuant to
regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section.	iere are i Municipa contains i	no local reg I Code Sec no Landmar	gulations g tion 9.06.1 k Trees pu	overning 30 which rsuant to
regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section.	nere are i Municipa contains	no local reg I Code Sec no Landmar	gulations g tion 9.06.1 k Trees pu	overning 30 which rsuant to
regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan. Natural Community	nere are i Municipa contains	no local reg I Code Sec no Landmar	gulations g tion 9.06.1 k Trees pu	overning 30 which rsuant to X
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, 	nere are i Municipa contains	no local reg I Code Sec no Landmar	gulations g tion 9.06.1 k Trees pu	overning 30 which rsuant to X
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? 	nere are i Municipa contains	no local reg I Code Sec no Landmar	gulations g tion 9.06.1 k Trees pu	overning 30 which rsuant to X
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? 	nere are i Municipa contains	no local reg I Code Sec no Landmar	gulations g tion 9.06.1 k Trees pu	overning 30 which rsuant to X
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? A significant impact would occur if the proposed policies of any conservation plans of the types 	project w	no local reg I Code Sec no Landmar ere inconsis	gulations g tion 9.06.1 k Trees pu stent with	overning 30 which rsuant to X resource and the
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? A significant impact would occur if the proposed policies of any conservation plans of the types surrounding area consist predominantly of subur 	project w	no local reg I Code Sec no Landmar ere inconsis ve. The Pi urban dev	gulations g tion 9.06.1 k Trees pu stent with roject site	overning 30 which rsuant to X resource and the including
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? A significant impact would occur if the proposed policies of any conservation plans of the types surrounding area consist predominantly of subur residential, commercial, industrial and institutional plans. 	project w cited abo ban and uses, with	no local reg I Code Sec no Landmar ere inconsis ve. The Pi urban dev limited are	gulations g tion 9.06.1 k Trees pu stent with roject site elopment eas of natu	verning 30 which rsuant to X resource and the including ural open
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? A significant impact would occur if the proposed policies of any conservation plans of the types surrounding area consist predominantly of subur residential, commercial, industrial and institutional space. There are no Habitat Conservation Plans, Natural Conservation	project w cited abo ban and uses, with	ere inconsisve. The Pi urban dev imited are	gulations g tion 9.06.1 k Trees pu stent with roject site elopment eas of natu	verning 30 which rsuant to X resource and the including ural open Plans, or
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? A significant impact would occur if the proposed policies of any conservation plans of the types surrounding area consist predominantly of subur residential, commercial, industrial and institutional space. There are no Habitat Conservation plans governing 	project w cited abor ban and uses, with the project	ere inconsis ve. The Pr urban dev limited are nmunity Cor ct site or any	gulations g tion 9.06.1 k Trees pu stent with roject site elopment eas of natu nservation y of the imr	verning 30 which rsuant to X resource and the including ural open Plans, or nediately
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? A significant impact would occur if the proposed policies of any conservation plans of the types surrounding area consist predominantly of subur residential, commercial, industrial and institutional space. There are no Habitat Conservation plans governing surrounding areas. Therefore, the proposed project 	project w cited abo ban and uses, with atural Con the project would n	ere inconsis ve. The Provide the construction of the provident of the prov	gulations g tion 9.06.1 k Trees pu stent with roject site elopment eas of natu nservation y of the imr vith an app	verning 30 which rsuant to X resource and the including ural open Plans, or mediately proved or
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? A significant impact would occur if the proposed policies of any conservation plans of the types surrounding area consist predominantly of subur residential, commercial, industrial and institutional space. There are no Habitat Conservation plans governing surrounding areas. Therefore, the proposed project adopted habitat conservation plan and no impact would plan and no impact would plan and no impact would plan and plan	project w cited abo ban and uses, with atural Con the project would n uld occur.	ere inconsistent urban dev urban dev imunity Cor ot conflict v	gulations g tion 9.06.1 k Trees pu stent with roject site elopment eas of natu nservation y of the imr vith an app	verning 30 which rsuant to X resource and the including ural open Plans, or mediately proved or
 regulations pertaining to biological resources. The biological resources on the site other than Fullerton contains policy regarding Landmark Trees. The site this section. g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? A significant impact would occur if the proposed policies of any conservation plans of the types surrounding area consist predominantly of subur residential, commercial, industrial and institutional space. There are no Habitat Conservation plans governing surrounding areas. Therefore, the proposed project adopted habitat conservation plan and no impact would plan and no impact would plan and no impact would plan and pl	project w cited abo ban and uses, with atural Con the project t would n uld occur.	ere inconsis ve. The Pr urban dev limited are munity Cor ct site or any ot conflict v	stent with roject site elopment eas of natures y of the imprime vith an app	verning 30 which rsuant to X resource and the including ural open Plans, or mediately proved or

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?		X		
Section 15064.5 of the State CEQA Guidelin resource listed in or determined to be eligible by the for listing in the California Register of Historical Re register of historical resources or identified as sig meeting certain state guidelines; or (3) an object, bu	es defines State His sources; jnificant in ilding, stru	s a historica torical Resc (2) a resou n a historic ucture, site,	I resource ources Com rce listed i al resourc area, plac	as: (1) a nmission, n a local e survey e, record

Potentially	Less Than	Less Than	No Impact
Significant	Significant With	Significant	
Impact	Mitigation	Impact	
	Incorporation	•	

or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural records of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if the proposed project were to adversely affect a historical resource meeting one of the above definitions. Although the Boys and Girls Club building and the original portion of the Senior Center are more than 50 years old, neither is identified as a historic resource by state or local registers.

There is, however, one building on the property which is identified in the Fullerton Historic Building Survey (Fullerton Through the Years) as the oldest commercial building in Fullerton and a Local Landmark. It is a small, simple wood frame building dating to 1887, known as the Amerige Brothers Real Estate Office. It is uncertain whether it was constructed in Fullerton or moved to Fullerton from Anaheim at that time. Its original Fullerton location was the southwest corner of Harbor and Commonwealth where it was initially used as a realty office, and later as a law office, milliner's shop and barber shop. In 1920 the building was moved three blocks east to Commonwealth Park and used as a tool shed. When the park was renamed "Amerige Park", the structure was renovated and moved to a better location within the park and used by various community groups. Is it now part of the Senior Center and used as a computer lab.

The City acknowledges its value as part of the heritage of Fullerton and its identification with people who significantly contributed to the culture and development of the City. However, having been previously removed from its original site and later relocated within Amerige Park, it no longer bears contextual significance. The City recognizes its historic significance and is committed to saving the structure. It will be relocated, though its destination has not yet been determined. The relocation is being coordinated with the City's local historic preservation organization, Fullerton Heritage. Locations under consideration include Hillcrest Park, Fullerton Transportation Center area or another historic area within in the City. The ultimate location is subject to approval of the City of Fullerton Landmarks Commission in accordance with FMC Section 15.48.080.

<u>SC 5-1</u> If the Amerige Brothers Real Estate Office is to be moved, the proposal to relocate shall be subject to review and approval of the Landmarks Commission.

<u>MM 5-1</u> The Amerige Brothers Real Estate Office shall be preserved as a Local Landmark.

<u>MM 5-2</u> The building shall either be protected on-site during construction of the proposed project or relocated to an appropriate location as approved by the Landmarks Commission.

 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? 	X	
See d) below.		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	x	
See d) below.		

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
 d) Disturb any human remains, including those interred outside of formal cemeteries? 		Incorporation	X	

A significant impact could occur if grading or excavation activities associated with the proposed project would disturb archaeological or paleontological resources, geologic features, or interred human remains present at the project site. Implementation of the proposed project would involve the demolition and construction of community facilities on the project site. All grading proposed would be in association with demolition and construction activities to allow for implementation of new above-grade structures and parking areas. Excavation for the swimming pool would reach a depth no greater than ten feet and no other subterranean construction is proposed. The entire property has been previously graded and therefore, the proposed project would have limited potential to disturb any previously undisturbed soils or to impact archaeological or paleontological resources, geologic features, or interred human remains that may be present beneath the project site.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
 Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. 			X	
A significant impact may occur if the proposed pro- substantial seismic risks due to its location within a other designated fault zone, and appropriate building site is located in the seismically active region of sou and potentially active faults with visible fault traces ha located within any of the mapped Alquist-Priolo Spe or potentially active fault passes through the site. The rupture at the project site is considered low.	ject would State-des practices uthern Cal ave been cial Studie herefore, f	I expose pe signated Alo are not em ifornia, whe mapped. Th es Zones ⁴ a the potentia	eople or pro quist-Priolo ployed. Th re numero ne project s nd no knov I for surfac	operty to Zone or e project us active site is not vn active e ground
ii) Strong seismic ground shaking?			X	

(Reference: Fullerton General Plan – 1997, Resource Management Chapter / Section 6)

A significant impact may occur if the proposed project would expose people or property to substantial seismic risks due to seismically-induced ground shaking, and if appropriate building practices are not employed. Earthquakes occurring within approximately 60 miles of the project site are capable of generating ground shaking during a seismic event. The City's

⁴ <u>http://www.consrv.ca.gov/cgs/rghm/ap/Pages/affected.aspx</u>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
General Plan Public Safety Map indicates that the no	ortherly po	ntion of the s	site is locat	ed within
the Norwalk fault zone, which is categorized as pot not meet seismic safety standards: whereas replace	entially ac ment build	tive. The e lings will be	xisting buil required to	ldings do o comply
with current California Building Code (CBC) seis	mic stan	dards. Th	ese stand	ards are
applicable to all development projects within the acceptable level and adequately reduce impacts w	city, woul /ith_regard	ld reduce s I to seismic	seismic rist around st	ks to an naking to
less than significant.	nur regure		ground of	lating to
iii) Seismic-related ground failure, including			Y	
liquefaction?			~	
A significant impact may occur if the proposed pro	ject would	expose pe	ople or pr	operty to
appropriate building practices are not employed. Li	quefaction	re (including n occurs wh	iquefaction in the second s	water is
forced out of the pores of soil as it subsides. This ex	cess wate	r momentar	ily liquefies	s the soil,
causing an almost complete loss of strength. If this like that of quicksand for any structure located on it.	layer is a	t the surfac efied laver i	e, its effect s in the sul	t is much bsurface.
the material above it may slide laterally depending c	on the con	finement of	the unstab	ole mass.
The Fullerton General Plan Public Safety Map indica	tes that th	e project sit	e is not loc dard_conc	ated in a
construction projects are required to provide a geote	chnical rep	port, and co	nstruction i	s subject
to the recommendations contained within the report.	The proje	ect site is no	ot consider	ed prone
to inqueraction and impacts would be less than signing	cant.			
iv) Landslides				
			X	
A significant impact may occur if the proposed pro	ject would	expose pe	x cople or proprieto	operty to
A significant impact may occur if the proposed pro substantial seismic risks due to seismically-induce practices are not employed. Areas subject t	ject would ed landslig o seismi	l expose pe des, or if a cally induc	X cople or propriate ed landsli	operty to building ides are
A significant impact may occur if the proposed pro- substantial seismic risks due to seismically-induce practices are not employed. Areas subject t characterized by steep slopes. The project site and	ject would ed landslig o seismi surroundi	l expose pe des, or if a cally induc ng area are	X appropriate ed landsli on flat gro	operty to building ides are bund and
A significant impact may occur if the proposed pro- substantial seismic risks due to seismically-induce practices are not employed. Areas subject to characterized by steep slopes. The project site and are not immediately adjacent to any mountains or sis seismically induced landslides affecting the site is of	ject would ed landslig o seismi surroundi teep slope considerec	expose pe des, or if a cally induc ng area are es. Therefor remote. A	X appropriate ed landsli e on flat gro e, the prob as a result.	operty to building ides are bund and bability of impacts
A significant impact may occur if the proposed pro- substantial seismic risks due to seismically-induce practices are not employed. Areas subject to characterized by steep slopes. The project site and are not immediately adjacent to any mountains or sis seismically induced landslides affecting the site is of related to landslides would be less than significant.	ject would ed landslig so seismi surroundi teep slope considerec	expose pe des, or if a cally induc ng area are es. Therefor remote. A	X appropriate ed landsli e on flat gro e, the prob As a result,	operty to building ides are bund and bability of , impacts
 A significant impact may occur if the proposed proposed substantial seismic risks due to seismically-induced practices are not employed. Areas subject the characterized by steep slopes. The project site and are not immediately adjacent to any mountains or sister seismically induced landslides affecting the site is correlated to landslides would be less than significant. b) Result in substantial soil erosion or the loss of 	ject would ed landslig o seismi surroundi teep slope considered	expose pe des, or if a cally induc ng area are es. Therefor remote. A	X appropriate ed landsli e on flat grot e, the prot As a result,	operty to building ides are bund and bability of , impacts
 A significant impact may occur if the proposed proposed substantial seismic risks due to seismically-induced practices are not employed. Areas subject the characterized by steep slopes. The project site and are not immediately adjacent to any mountains or sister seismically induced landslides affecting the site is correlated to landslides would be less than significant. b) Result in substantial soil erosion or the loss of topsoil? 	ject would ed landslig so seismi surroundi teep slope considered	expose pe des, or if a cally induc ng area are es. Therefor remote. A	X appropriate ed landsli e on flat grot e, the prob As a result, X	operty to building ides are bund and bability of , impacts
 A significant impact may occur if the proposed propulsion substantial seismic risks due to seismically-induced practices are not employed. Areas subject the characterized by steep slopes. The project site and are not immediately adjacent to any mountains or siseismically induced landslides affecting the site is correlated to landslides would be less than significant. b) Result in substantial soil erosion or the loss of topsoil? A significant impact may occur if the proposed project 	ject would ed landslig so seismi surroundi teep slope considered	expose pe des, or if a cally induc ng area are es. Therefor remote. A remote. A	X eople or propriate ed landsli e on flat groc e, the prob As a result, X eas to the e	operty to building ides are bund and bability of , impacts
 A significant impact may occur if the proposed proj substantial seismic risks due to seismically-induce practices are not employed. Areas subject t characterized by steep slopes. The project site and are not immediately adjacent to any mountains or s seismically induced landslides affecting the site is or related to landslides would be less than significant. b) Result in substantial soil erosion or the loss of topsoil? A significant impact may occur if the proposed proje wind or water erosion for an extended period of topsoil. 	iect would ed landslin surroundi teep slope considered	es large are est constructions	X cople or propriate ed landsli e on flat groc e, the prob As a result, X cas to the e ction would wible erosio	operty to building ides are bund and bability of , impacts effects of d include on As a
 A significant impact may occur if the proposed proposed substantial seismic risks due to seismically-induced practices are not employed. Areas subject the characterized by steep slopes. The project site and are not immediately adjacent to any mountains or seismically induced landslides affecting the site is correlated to landslides would be less than significant. b) Result in substantial soil erosion or the loss of topsoil? A significant impact may occur if the proposed project wind or water erosion for an extended period of the grading, which would expose soils for a limited time standard condition, a project-specific Storm Water 	iect would ed landslid surroundi teep slope considered ect expose time. Projute and alle Pollution l	es large are construction of area are cally induction of area are construction of area are construction of a poss of a poss of a poss of a poss	X eople or pro appropriate ed landsli e on flat gro e, the prob As a result, X eas to the e ction would bible erosio Plan (SWF	operty to building ides are bund and bability of , impacts effects of d include on. As a PPP) and
 A significant impact may occur if the proposed proposed substantial seismic risks due to seismically-induced practices are not employed. Areas subject the characterized by steep slopes. The project site and are not immediately adjacent to any mountains or siseismically induced landslides affecting the site is correlated to landslides would be less than significant. b) Result in substantial soil erosion or the loss of topsoil? A significant impact may occur if the proposed project wind or water erosion for an extended period of the grading, which would expose soils for a limited time standard condition, a project-specific Storm Water Water Quality Management Plan (WQMP) would Management Practices (BMPs) to control erosion in the less of the proposed project standard erosion in the proposed project standard erosion is project-specific Storm Water Water Quality Management Plan (WQMP) would management Practices (BMPs) to control erosion is project. 	ect expose considered ect expose considered ect expose ime. Proju- re and allo Pollution I d be pre-	es large are construction des, or if a cally induction ng area are es. Therefor remote. A remote. A es large are ect construction prevention epared that	x cople or pro- appropriate ed landsli e on flat gro e, the prob As a result, X cas to the e ction would sible erosio Plan (SWF t incorpora ty of surfa	operty to building ides are bund and bability of , impacts effects of d include on. As a PPP) and ate Best
 A significant impact may occur if the proposed proposed substantial seismic risks due to seismically-induced practices are not employed. Areas subject the characterized by steep slopes. The project site and are not immediately adjacent to any mountains or siseismically induced landslides affecting the site is or related to landslides would be less than significant. b) Result in substantial soil erosion or the loss of topsoil? A significant impact may occur if the proposed project wind or water erosion for an extended period of the grading, which would expose soils for a limited time standard condition, a project-specific Storm Water Water Quality Management Plan (WQMP) would Management Practices (BMPs) to control erosion arrunoff during construction and operation. On-site grading. 	iect would ed landslid so seismi surroundi teep slope considered considered ect expose ime. Proju e and alle Pollution I d be pre and prote and prote	expose per des, or if a cally induc ng area are es. Therefor remote. A es large are ect construc- ow for poss Prevention epared that ct the quali site prepar	x cople or pro- appropriate ed landsli e on flat gro e, the prob As a result, x x x cas to the e ction would bible erosio Plan (SWF t incorpora ty of surfa ration would	operty to building ides are bund and bability of impacts effects of d include on. As a PPP) and ate Best ce water d comply
 A significant impact may occur if the proposed proposed substantial seismic risks due to seismically-induced practices are not employed. Areas subject the characterized by steep slopes. The project site and are not immediately adjacent to any mountains or siseismically induced landslides affecting the site is or related to landslides would be less than significant. b) Result in substantial soil erosion or the loss of topsoil? A significant impact may occur if the proposed project wind or water erosion for an extended period of the grading, which would expose soils for a limited time standard condition, a project-specific Storm Water Water Quality Management Plan (WQMP) would Management Practices (BMPs) to control erosion arounoff during construction and operation. On-site grading with all applicable provisions of the CBC which a compliance with code and ordinance requirements. 	iect would ed landslid so seismi surroundi teep slope considered considered ect expose ime. Projute and alle Pollution I d be pre and prote ading and address g	expose per des, or if a cally induc ng area are es. Therefor remote. A remote. A es large are ect construct ow for poss revention epared that ct the qualit site prepar grading, exc	X cople or propriate ed landsli e on flat gro e, the prob As a result, X eas to the e ction would bible erosio Plan (SWF t incorpora ty of surfa- ration would cavations, tion of cor	operty to building ides are bund and bability of , impacts effects of d include on. As a PPP) and ate Best ce water d comply and fills.
 A significant impact may occur if the proposed proposed substantial seismic risks due to seismically-induced practices are not employed. Areas subject the characterized by steep slopes. The project site and are not immediately adjacent to any mountains or siseismically induced landslides affecting the site is or related to landslides would be less than significant. b) Result in substantial soil erosion or the loss of topsoil? A significant impact may occur if the proposed project wind or water erosion for an extended period of the grading, which would expose soils for a limited time standard condition, a project-specific Storm Water Water Quality Management Plan (WQMP) would Management Practices (BMPs) to control erosion arounoff during construction and operation. On-site gravith all applicable provisions of the CBC which are compliance with code and ordinance requirements and operational BMPs would ensure that impacts 	iect would ed landslin surroundi teep slope considered considered ect expose time. Proju- le and alle Pollution I d be pro- and prote- ading and address g and the related to	es large are cally induc ng area are es. Therefor remote. A es large are ect construc- bw for poss Prevention epared that ct the quali site prepar prading, exc implementa erosion or	x cople or pro- appropriate ed landsli e on flat gro e, the prob As a result, x x cas to the e ction would bible erosio Plan (SWF t incorpora ty of surfa- ration would cavations, tion of cor the loss of	operty to building ides are bund and bability of , impacts effects of d include on. As a PPP) and ate Best ce water d comply and fills. hstruction of topsoil

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Be loca or that project, landslid or collap	ted on a geologic unit or soil that is unstable, would become unstable as a result of the and potentially result in on- or off-site e, lateral spreading, subsidence, liquefaction ose?			x	

A significant impact may occur if unstable or expansive soils underlie the project site, and construction was to occur without proper site preparation and/or adequate building foundations. The City of Fullerton standard conditions address these issues, requiring preparation of geotechnical reports for all construction projects and compliance with both site specific geotechnical recommendations and CBC provisions. With such compliance, impacts with respect to landslide, lateral spreading, subsidence, liquefaction, and collapse would be less than significant.

d)	Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X	

A significant impact may occur if unstable or expansive soils underlie the project site, and construction was to occur without proper site preparation and/or adequate building foundations. The City of Fullerton standard conditions address these issues, requiring preparation of geotechnical reports for all construction projects and compliance with both site specific geotechnical recommendations and CBC provisions. With such compliance, impacts with respect to expansive soils (clay based soils that tend to expand as they absorb water and shrink as water is drawn away, potentially leading to foundation movement and/or damage) would be less than significant.

e)	Have soils incapable of adequately supporting the			Х
	use of septic tanks or alternative waste water			
	disposal systems where sewers are not available for			
	the disposal of waste water?			
		1	1	

A significant impact may occur if the proposed project is located in an area not served by an existing sewer system. The project site is served by a sewer system consisting of trunk lines, main lines and laterals, and there is no issue related to alternative waste water disposal systems.

(Reference: Fullerton General Plan – 1997, Community Health & Safety Chapter / Exhibit CHS-1)

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

VII. GREENHOUSE GAS EMISSIONS -

Background: Greenhouse gases (GHGs) absorb infrared radiation, preventing it from escaping into space. Increasing GHG emissions are hypothesized to raise the earth's average temperature, leading to changing wind, storm, and precipitation patterns. This phenomenon is referred to as "climate change". GHGs are primarily produced by burning fossil fuels during motorized transportation, electricity generation, natural gas consumption, industrial activities, and other activities. While GHGs are emitted by both natural processes and human activities, increases in the latter appear to be beginning to alter the natural climate. The atmospheric lifetime of air pollutants like ozone, particulate matter, and toxic air contaminants are only few days, making their effects primarily local. In contrast, a

Potentially Significant Impact	ntially Less Than Le ificant Significant With Sig pact Mitigation I Incorporation	ss Than No Impact gnificant Impact

GHG's atmospheric lifetime can be thousands of years, allowing it to disperse globally and impact the planet as a whole. Refer to Appendix B for information about the greenhouse gas methodology, regulations, plans, and policies applicable to the proposed project.

As defined under California's Assembly Bill (AB) 32, GHGs include carbon dioxide (CO_2) , methane (CH_4) , nitrous oxide (N_2O) , hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), and nitrogen trifluoride (NF₃). CO₂ is the most important GHG. GHGs are further described in Appendix B.

GHGs vary widely in their climatic effects, but can be compared through a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO_2 . For example, since CH_4 is approximately 21 times as powerful as CO_2 in its ability to trap heat, it has a GWP of 21 (CO_2 has a GWP of 1.) Different types of GHGs can be considered collectively by converting to carbon dioxide equivalents (CO_2e). A given GHG's CO_2e is the concentration of CO_2 that would cause the same level of warming. Therefore, CO_2e is derived by multiplying the amount of the gas by the associated GWP. CO_2e emissions are commonly expressed as metric tons of carbon dioxide equivalent (MTCO_2e), while larger quantities are expressed in million metric tons of carbon dioxide equivalent (MMTCO_2e). For example, because the GWP for CH_4 is 21, 1 million metric tons of CH_4 are equal to 21 MMTCO_2e.

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

A significant impact would occur if the greenhouse gas emissions generated by the proposed project would be in violation of adopted policies or regulations.

The existing Boys and Girls Club building was constructed in 1953 and encompasses approximately 16,000 square feet of floor area. The building also has an outdoor pool and deck area encompassing approximately 5,300 square feet. The Senior Multi-Service Center building was constructed in the 1950s with substantial expansions occurring in the 1980s, and is approximately 16,500 square feet. Existing sources of GHG emissions include area sources such as natural gas for space and water heating and gasoline-powered landscaping and maintenance equipment, and mobile sources such as vehicle trips for users and staff.

Thresholds of Significance

AB 32, the California Global Warming Solutions Act of 2006, recognizes that California is a source of substantial amounts of GHG emissions. The statute includes the following:

Global warming poses a serious threat to the economic well being, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

In order to avert these consequences, AB 32 establishes a State goal of reducing GHG emissions to 1990 levels by the year 2020, which is a reduction of approximately 28 percent from forecasted emission levels, with further reductions to follow.

		Potentially Less Than Less Than No Impact Significant Significant With Significant Impact Mitigation Impact Incorporation
Senate amendm effects c to the C Impacts	Bill 9 nents of GH EQA from	7 (SB 97) directs the California Natural Resources Agency (CNRA) to adopt to the CEQA Guidelines and requires evaluation of GHG emissions or the G emissions by January 1, 2010. The CNRA has done so, and the amendments Guidelines, in a new Section 15064.4, titled Determining the Significance of Greenhouse Gas Emissions, provide that (CNRA 2009):
(a)	The care 1506 poss amo shall whe	determination of the significance of greenhouse gas emissions calls for a ful judgment by the lead agency consistent with the provisions in Section 64. A lead agency should make a good-faith effort, based to the extent sible on scientific and factual data, to describe, calculate or estimate the unt of greenhouse gas emissions resulting from a project. A lead agency I have discretion to determine, in the context of a particular project, ther to:
	(1)	Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model or methodology it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; and/or
	(2)	Rely on a qualitative analysis or performance based standards.
(b)	A le asse envi	ad agency should consider the following factors, among others, when essing the significance of impacts from greenhouse gas emissions on the ronment:
	(1)	The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
	(2)	Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project;
	(3)	The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.
that is c (2) a qu governm commur review c submitte General policies	The C urrent antita nent nity-wi of GH ed for Plan devel	ity is developing a Climate Action Plan (CAP) as part of the General Plan update tly in process. The CAP will include (1) an inventory of existing GHG emissions; ative GHG emissions reduction target; (3) up to 20 new measures that target (municipal) GHG emissions; (4) up to 20 new measures that target ide GHG emissions; (5) thresholds of significance and a methodology for CEQA G and climate change impacts for subsequent projects within the City that are approval after the General Plan Update and CAP have been adopted and the EIR has been certified; and (6) an implementation plan to ensure that the oped for the CAP are incorporated into the City's planning process.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

There are no established quantitative federal, State, regional, or local CEQA significance criteria for GHG emissions, except for industrial projects where the South Coast Air Quality Management District (SCAQMD) is the lead agency. However, as stated in the CEQA Guidelines set by the California Governor's Office of Planning and Research (OPR), this absence of significance criteria does not relieve the lead agency of the responsibility to determine whether a project has the potential to significantly impact climate change. The California Air Resources Board (CARB), the SCAQMD, and various cities and agencies have proposed, or adopted on an interim basis, thresholds of significance or threshold levels that require the implementation of GHG emission reduction measures. For residential and commercial projects, these suggested thresholds have ranged from 900 to 10,000 MTCO₂e per year. The SCAQMD has established an interim screening threshold of 10,000 MTCO₂e per year for industrial projects where the SCAQMD is the lead agency.

The following analysis quantifies the GHG emissions that could result from the project from mobile and stationary sources for project construction and operation. The methodology for calculating these emissions is provided in Appendix B.

Construction Emissions

Project construction would occur over approximately 14 months, from June 2011 to the fall of 2012. The principal source of GHGs would be the internal combustion engines of construction equipment, on-road construction vehicles, and workers' commuting vehicles. CO_2 emissions were obtained from the URBEMIS model. To convert to CO_2e , the CO_2 values are multiplied by factors relating CH_4 and N_2O emissions to CO_2 emissions for diesel engines, and then converted to the metric equivalent. GHG emissions during construction are estimated at 208 MTCO₂e.

Operational Emissions

Operational GHG emissions would come from electricity and water consumption; area sources such as natural gas for space and water heating and gasoline-powered landscaping and maintenance equipment; and mobile sources such as vehicle trips for users and staff.

The existing uses (building area plus outdoor pool area) have a total area of 37,127 square feet. The proposed project would have a building area estimated at 57,538 square feet. Area source GHG emissions for the building were calculated and are shown in Table 1. As described above, the building is registered with the Green Building Council (GBC) and anticipated to meet LEED Silver certification requirements. The project would implement energy efficient design features that would result in better energy and water efficiency compared with the existing building. Estimates of annual GHG emissions for the existing building, the proposed building, and the net project emissions are shown below in Table 1. Land uses emitting an estimated 236 MTCO₂e per year (yr) of GHGs would be removed with implementation of the project, while land uses emitting an estimated 365 MTCO₂e/yr would be added, resulting in a project net 129 MTCO₂e/yr increase over existing conditions. The estimate is conservative because the efficiencies to be obtained through LEED Silver-equivalent construction are not included in the calculations.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
TABLE 1				

ESTIMATED ANNUAL GHG EMISSIONS (METRIC TONS CO₂)

Source	Existing Buildings	Proposed Project	Net Emissions
Electricity	166	258	92
Area Sources (Natural Gas and Landscape Maintenance)	50	77	27
Water Consumption	20	30	10
Total	236	365	129

Also as described above, the project allows community classes that are now being taught in various locations (some in adjacent Cities of Brea, Anaheim, Placentia, and Yorba Linda) to come back to Fullerton. Offering classes in Fullerton will reduce the length of trips that now occur, reducing vehicle trips and vehicle miles traveled (VMT), and therefore the GHG mobile emissions. The project would also facilitate reduction in vehicle trips by providing more than 40 bicycle spaces, showers for public use and employees, a bus stop, and carpool/rideshare incentives for employees. It is anticipated that the project would result in a reduction in vehicle trips and VMTs, but for the purpose of this analysis, GHG mobile emission reductions are conservatively estimated at zero.

For estimating annual GHG emissions, the SCAQMD has recommended amortizing construction emissions over the life of a project, and a common value for project life is 30 years (SCAQMD 2008). The estimated operational net annual GHG emissions for the project are 129 MTCO₂e/yr (Table 1), plus a construction emissions contribution of 7 MTCO₂e/yr (208 MTCO₂e amortized over 30 years), resulting in total project emissions of 136 MTCO₂e/year. This value may be compared with the screening thresholds ranging from 900 to 10,000 MTCO₂e/yr that various cities and agencies have proposed or adopted for residential and commercial projects, thus indicating that the proposed project is a small project with respect to GHG emissions. The GHG emissions would not be cumulatively considerable and the direct and indirect impact on the environment would be less than significant.

b)	Conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?		x	

There has been considerable recent regulatory action on GHG emissions and climate change. As discussed above under response a), there are numerous State plans, policies, and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is AB 32. This goal has been calculated by various methods as reducing 2020 GHG emissions by 28 to 30 percent compared to "business as usual". The exercise of calculating the project's GHG emissions compared to "business as usual" would be highly speculative because (1) there are currently no models that reliably predict GHG emissions based on implementation of federal and State policies relative to vehicle emissions, fuels, renewable energy, or other factors and (2) defining business as usual is quite arbitrary. However, the project incorporates many characteristics and features that would reduce GHG

|--|

emissions as opposed to development without commitments to sustainable design. Thus, the proposed project is consistent with AB 32 and the associated Scoping Plan. The following describes the characteristics and features related to GHG emissions during construction and operation of the project.

Construction

Construction activities would consume fuel and generate GHGs, as described in response a) above. To reduce GHG emissions associated with material use and waste disposal, waste recycling is included in AB 32's recommended GHG reduction measures and in the list of energy conservation measures in CEQA Guidelines Appendix F, Energy Conservation, as described in Appendix B to the IS/MND. Per Standard Conditions (SCs) 17-1 and 17-2, prior to the issuance of demolition and building permits, the applicant shall provide a waste reduction and recycling plan for the disposal of demolition and construction debris such that a minimum 50 percent by volume or weight of the debris is not disposed of in a landfill. The implementation of SCs 17-1 and 17-2 during construction is consistent with AB 32's GHG reduction measures.

Operations

Operational emissions would contribute to project-related GHG emissions, as shown in Table 1 above. The project site is located within the Civic Center area approximately one block west of the Central Business District. The proposed project is also located within 1/4 mile of the Fullerton Transportation Center, which is a regional transit hub providing rail and bus connections. The project allows community classes that are now being taught in various locations outside the City to come back to Fullerton. Offering classes in Fullerton will reduce the length of trips that now occur, reducing vehicle trips and VMT, and therefore the GHG mobile emissions. In addition, the proposed project includes features to encourage alternative travel modes as means of reducing vehicle trips and VMT. The proposed project is located near bicycle lanes and would provide more than 40 bicycle spaces and 6 showers for employee and public use. With the features described above, the project would result in a net reduction of vehicular trips and VMT, contributing to a reduction in vehicular GHG emissions.

Energy Efficiency

GHG reductions can be made through the construction of buildings and installation of systems that require less energy for heating, cooling, and heating hot water. The proposed project would incorporate energy efficient design by meeting LEED Silver certification standards, exceeding the current (2008) Title 24 standards for lighting, mechanical and building envelope. The proposed project is therefore consistent with State energy efficiency regulations.

Water Conservation

The proposed project would reduce GHG emissions that result from the delivery of potable water and the treatment of wastewater by incorporating measures that would reduce water consumption. The proposed project will incorporate water conservation measures required by the California Building Code. Plumbing fixtures such as low-flush toilets, showers, and faucets will be specified to achieve water use approximately 30 percent below the LEED "industry standard" baseline. The proposed project will also use a "water-wise" landscape irrigation system. The proposed project will reduce the amount of water demand from LEED "industry standard" baseline, contributing to a reduction in GHG emissions.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

Recycling and Waste

Solid waste generated by Community Center operations would be collected by the City of Fullerton trash hauler. Fullerton operates a recycling program wherein solid waste is taken to a processing facility for sorting, and recyclables removed before waste is sent to the landfill. The proposed project is consistent with AB 32 goals for recycling.

Conclusion

Through the measures described above, the proposed project would be consistent with State GHG emissions reduction goals through decreasing vehicle trips and VMT and incorporating energy efficiency, water conservation, and waste and recycling goals. The proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. The GHG emissions that would be generated would not be cumulatively considerable or significantly impact the environment, either directly or indirectly. Therefore, no mitigation measures are required.

REFERENCES

California Assembly. 2006. Assembly Bill No. 32: Air pollution: greenhouse gases: California Global Warming Solutions Act of 2006 (Nunez). Sacramento, CA: the State. http://www.arb.ca.gov/cc/docs/ab32text.pdf.

California Natural Resources Agency (CNRA). 2009 (December 30). Adopted Text of SB97 CEQA Guidelines Amendments. Sacramento CA: CNRA. http://ceres.ca.gov/ceqa/ docs/Adopted_Text_of_SB97_CEQA_Guidelines_Amendments.pdf.

California Office of Administrative Law. 2010. *California Code of Regulations* (Title 14, Natural Resources; Division 6, Resources Agency; Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). Sacramento, CA: the State. http://government. westlaw.com/linkedslice/default.asp?Action=TOC&RS=GVT1.0&VR=2.0&SP=CCR-1000.

California Senate. 2007 (August 24). Senate Bill No. 97: CEQA: Greenhouse gas emissions (Dutton). Sacramento, CA: the State. http://www.opr.ca.gov/ceqa/pdfs/SB_97_bill_2007 0824_chaptered.pdf.

South Coast Air Quality Management District (SCAQMD). 2008 (October). Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Thresholds. Diamond Bar, CA: SCAQMD.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
A significant impact may occur if the proposed pro disposal of hazardous materials during construction of potential to adversely affect the surrounding are	ject woul or routine a and/or	d involve th operations sensitive i	e transpor and would receptors.	t, use or have the Project

potential to adversely affect the surrounding area and/or sensitive receptors. Project construction activities would use typical construction materials, including paints, cleaning

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
materials, and vehicle fuels, which may be hazard	ous if not	properly tr	ansported,	used or
disposed of. The use of these materials would be sl with standard construction practices and manufacture designed to serve children and the elderly, bo populations. Project operation would use minimal ar cleaning and landscaping activities. All hazardous n	hort term er guidelir th of wh nounts of naterials w	and would ones. The province of the province o	occur in according to the second seco	cordance would be sensitive or routine ored, and
applicable standards and regulations.	ions and	nandied ii	n compila	nce with
c) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
A significant impact may occur if the project cou sensitive receptors by releasing hazardous materials upset conditions. The proposed project would involv public recreational facilities on the site. The typ associated with the proposed uses would not be hazardous materials into the environment. Both construction and may contain both lead-based paint (ACM). Therefore, demolition activities may hav workers and sensitive receptors in the project area t The following mitigation measure is recommende accidental release of hazardous materials during den <u>SC 8-1</u> Prior to demolition activities, the Applicant sh Community Development Department from a qu abatement consultant that no ACM or LBP are demolition. If ACM or LBP is found to be present, South Coast Air Quality Management District's Rule and federal rules and regulations.	Id potenti into the e ve the dem bes of ac e expecte n existing (LBP) and e the po to accident ed to rec nolition to all provide alified as present in it shall be 1403 as w	ally pose a nvironment nolition and tivities and d to result buildings d asbestos-o tential to e tal exposure luce hazard a less-than- e a letter to bestos and n on-site st abated in o vell as all oth	hazard to through ac new constr materials in the re include pr containing expose cor e to ACM a ds associa ds associa ds associa the City of l lead-bas tructures s compliance her applica	b nearby cident or ruction of typically elease of re-1970's materials astruction and LBP. ated with level. Fullerton ed paint lated for with the ble State
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
A significant adverse effect may occur if the project of an existing or proposed school site and is projecte a health hazard beyond regulatory thresholds. Ther of the project site, though after-school child care is however, as noted above, the activities and materia are not expected to involve hazardous materials, an in conformance with applicable rules and regulations expected to occur.	site were ed to relea e are no and will b als associ d demoliti s. There	located with ase toxic en schools with be provided ated with th on activities fore, no sig	hin one-qua hissions wh hin one-qua on the pro he propose will be un hificant imp	arter mile nich pose arter mile oject site; d project dertaken pacts are
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result,				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
would it create a significant hazard to the public or the environment?				

California Government Code Section 65962.5 requires various State agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if the Project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses. The project site is not found on any of the following federal or state agency lists as containing hazardous materials: National Priority List (NPL); USEPA Comprehensive Environmental Response, Compensation and Liability Index System (CERCLIS); Toxic Release Inventory (TRI) Program list; Hazardous Waste Management Program Facility Sites List; Site Mitigations and Brownfields Reuse Program Facility Sites (CalSites); or the Hazardous Waste and Substances Site List - Site Cleanup (Cortese). Within the project vicinity, only the Union Pacific Park site at 121 W. Truslow., (approximately one-quarter mile from the project site) is identified as a hazardous site. The park site is separated from the project site by intervening streets, properties and railroad tracks, and has no connection to the Community Center project.

f)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		X

A significant impact may occur if the project site is located within a public airport land use plan area or within two miles of a public airport and would subject people living or working in the project area to safety hazards. The project site is approximately 2.5 miles from the Fullerton Municipal Airport and more than 10,000 feet from the nearest point of the runway, which puts the project outside the area subject to the Fullerton Airport Environs Land Use Plan. Therefore, the project is not subject to review by the Airport Land Use Commission of Orange County. Additionally, the tallest building on the site (gymnasium) would be approximately 36 feet in height. All buildings are single story and will not affect navigable air space. Only projects that exceed 200 feet in height must undergo FAA review.

g)	For a project within the vicinity of a private airstrip,		х
	would the project result in a safety hazard for people		24
	residing or working in the project area?		

A significant impact may occur if the project site is in the vicinity of a private airstrip and would subject area residents or workers to a safety hazard. There are no private airstrips in the project vicinity.

h) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	e with gency	 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
---	-----------------	--

A significant impact may occur if the Proposed Project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact		
plan or would generate traffic congestion that would plan. The site is located on an arterial roadway, with into and out of the project site. Any increases in traimplementation would not be of such volume as to dimensional context.	d interfere h signalize ffic that co srupt traffi	e with the e ed access t ould occur a c flow on ar	execution control trust a result of control trust a result of the control trust a result of the control trust a streets.	of such a affic flow of project		
 i) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? 				X		
A significant impact could occur if the proposed project were located in proximity to wildland areas and poses a potential fire hazard. The project site is adjacent to the downtown central business district, and is surrounded by development on all sides. There are no wildland areas within miles of the project site.						
(Reference: Fullerton General Plan – 1997, Commun	ity Health & S	Safety Chapter	/ Section 2)			
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact		
IX. HYDROLOGY AND WATER QUALITY – Would the project:						
a) Violate any water quality standards or waste discharge requirements?			X			
 a) Violate any water quality standards or waste discharge requirements? A significant impact may occur if the propose does not meet the quality standards of agencies water discharge into storm water drainage systems National Pollution Discharge Elimination System quality and must comply with all applicable regulation required by the State Water Resources Control Boar grading or construction activities the project application (NOI) with the SWRCB and prepare a project-Plan (SWPPP), incorporating Best Management P protect the quality of surface water runoff during the increase in runoff is anticipated, only the additional runt for the structural and non-structural, site design to manage storm All of these requirements are standard conditional 	ed project which regu s. Constru- (NPDES) ons pertain d (SWRCE ant would specific St practices (constructi unoff must Quality N ign and t water run ions which	were to dis late surface uction activ requirement ing to surfa 3). Prior to be required orm Water 1 BMPs) to do on period. be treated. Management reatment co off.	X charge water e water qu ities must its for stor ace water of initiating de d to file a Pollution Pro Because o t Plan (W ontrol BMF e proposed	ter which ality and meet the m water quality as emolition, Notice of revention sion and nly a 6% QMP) to Ps to be I project.		

Potentially	Less Than	Less Than	No Impact
Significant	Significant With	Significant	
Impact	Mitigation	Impact	
•	Incorporation		

A significant impact may occur if the proposed project would impact groundwater supplies by excavation, withdrawal or significant addition of impervious cover. Excavation for the swimming pool would not exceed ten feet in depth, and would not reach the water table. The proposed increase in development area is not expected to create substantial new demands on groundwater supplies. Under both proposed and existing development scenarios, much of the site area remains in permeable surfaces, including the Amerige Park sports fields and outdoor landscape areas surrounding the new building. Project design features incorporate several water conservation measures, including use of drought tolerant landscape materials and a "water wise" irrigation system, consistent with the City's water conserving Landscape Ordinance (FMC Chapter 15.50) and high efficiency plumbing fixtures (toilets, showers and sinks). Estimated baseline domestic water demand, based on the "industry standard" Water Efficiency Credit formula, is 3190 gallons per day. The conservation measures incorporated in the project are expected to reduce water demand to approximately 2,233 gallons per day, which is approximately 30% less than baseline water demand.

Substantially alter the existing drainage pattern of			х	
the site or area, including through the alteration of				
the course of a stream or river, in a manner which				
would result in substantial erosion or siltation on- or				
off-site?				
	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

A significant impact may occur if the proposed project would substantially alter drainage patterns or increase erosion or siltation during construction or operation. There are no streams or rivers on or adjacent to the site. As stated above, a WQMP will be prepared for this project and BMPs would be implemented to reduce or eliminate pollutants including trash and debris, organic wastes, oil and grease, sediments and nutrients, and bacteria and viruses from any storm water runoff from the site. Erosion control measures will also be implemented through the SWPPP identified above in IX a). With project implementation, site drainage will occur in much the same way as it does currently.

d)	Substantially alter the existing drainage pattern of		Х	
	the site or area, including through the alteration of			
	the course of a stream or river, or substantially			
	increase the rate or amount of surface runoff in a			
	manner which would result in flooding on- or off-			
	site?			
				1

A significant impact may occur if the proposed project would increase runoff volumes during construction or operation that would result in flooding conditions affecting the project site or nearby properties. The project site is located in an urbanized area, is served by existing City storm drains and is currently developed with buildings, parking areas and recreational facilities. There are no streams or rivers on or adjacent to the property, and the property is designated as Zone X (minimal flood risk) on the flood insurance rate maps. The proposal would minimally increase impervious cover on site; under existing conditions approximately 47% of the site is covered with impervious surfaces while the proposed conditions would result in impervious coverage of approximately 53% of the site. Proposed Filterra units for water quality treatment are proposed and will be sized to treat the amount of runoff proportional to the percentage increase in impervious area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact					
		-							
 e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? 			X						
A significant impact may assure if the proposed project would increase the volume of storm									
A significant impact may occur if the proposed project would increase the volume of storm water runoff to a level which exceeded the capacity of the storm drain system or would substantially increase polluted runoff entering storm drain system. As noted in IX d) above, the increase in impervious cover is minimal, and storm drains have adequate capacity to convey the runoff.									
f) Otherwise substantially degrade water quality?			X						
A significant impact may occur if the proposed project would generate water pollutants that could substantially degrade water quality. Littering, parking lot runoff and fertilizers and pesticides used to maintain landscaping may result in the need to control pollutants such as trash and debris, organic wastes, oil and grease, sediments and nutrients, and bacteria and viruses. The planned activities within the Community Center would not generate pollutants or include other potential sources of contamination which could degrade water quality however as identified in IX c) above, a WQMP will be prepared and BMP's will be implemented.									
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X					
A significant impact would occur only if the proposed project would place housing within a 100-year flood zone. The proposed Community Center project includes no housing, and the site is not located within an area identified by Federal Emergency Management Agency (FEMA) as potentially subject to 100-year floods.									
 Place within a 100-year flood hazard area structures which would impede or redirect flood flows? 				X					
A significant impact may occur if the proposed project were located within a 100-year flood zone, and structures were erected in a manner that would impede or redirect flood flows. As discussed above, the project site is located within an area that experiences minimal flooding, and is not within a 100-year flood plain.									
 Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? 				x					
A significant impact may occur if the project were located in an area where flooding, including flooding associated with dam or levee failure, would expose people or structures to a significant risk of loss, injury, or death. The Project site is not located in the vicinity of a major levee or dam or within an area designated by the City or by FEMA as presenting substantial flooding risks associated with a 100-year flood event.									

j) Inundation by seiche, tsunami, or mudflow?		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	j) Inundation by seiche, tsunami, or mudflow?				X

A significant impact may occur if a project site is sufficiently close to the ocean or other water body to be potentially at risk of the effects of seismically-induced tidal phenomena (seiche and tsunami) or if the project site is located adjacent to a hillside area susceptible to mudslides or mudflows. The project site is located approximately fifteen miles from the Pacific Ocean, too distant to be subject to a seiche or tsunami. The project site is located on flat terrain, surrounded by urban development, where mudflows are unlikely.

(Reference: Fullerton General Plan – 1997, Community Health & Safety Chapter / Section 2)

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact			
X. LAND USE AND PLANNING – Would the project:							
a) Physically divide an established community?				X			
A significant impact may occur if the proposed project were large enough or configured in such a way as to create a physical barrier within an established community. The project site is located in an urbanized area and is surrounded by office, commercial, recreational, industrial and institutional uses. The proposed project simply redevelops the property to better accommodate the existing uses on the site.							
 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? 							
A significant impact may occur if the proposed project were inconsistent with the General Plan or zoning designations applicable to the project site and would cause adverse environmental effects. The project site is located within the jurisdiction of a number of regional and local land use plans. Regional land use plans include the SCAQMD's AQMP and the SCAG's Regional Comprehensive Plan and Guide. Local plans include the City of Fullerton's Municipal Code, City of Fullerton General Plan, and City of Fullerton Redevelopment Plan. Each of these plans generally guides or regulates development and activities that may take place in the project vicinity. The proposed uses are consistent with the City's General Plan and zoning ordinance, and support the General Plan, Community Services Element policies and programs pertaining to Community Service Programs Goal CS-2 "Community Service programs that are conveniently located, responsive to resident's needs, integrated with programs and facilities of other agencies including recreational programs, cultural and fine arts experiences and human services programs."							
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X			
A significant adverse effect could occur if the project site were located in an area governed by a habitat conservation plan or natural community conservation plan. As discussed above, the site and surrounding area are not regulated under a habitat conservation plan.							

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

(Reference: Fullerton General Plan – 1997, Land Use Chapter / Section 2 and Resource Management Chapter / Section 3)

XI. MINERAL RESOURCES Would the project: a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? A significant impact may occur if the project site were located in an area designated for extraction of a regionally- or locally-important mineral resource and precluded such use of the property. The City of Fullerton does not contain any areas designated as Mineral Resource Zones. The site is part of a public park and does not serve as a source of mineral resources.		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? A significant impact may occur if the project site were located in an area designated for extraction of a regionally- or locally-important mineral resource and precluded such use of the property. The City of Fullerton does not contain any areas designated as Mineral Resource Zones. The site is part of a public park and does not serve as a source of mineral resources. b) Result in the loss of availability of a locally-important 	XI. MINERAL RESOURCES Would the project:				
A significant impact may occur if the project site were located in an area designated for extraction of a regionally- or locally-important mineral resource and precluded such use of the property. The City of Fullerton does not contain any areas designated as Mineral Resource Zones. The site is part of a public park and does not serve as a source of mineral resources.	a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important	A significant impact may occur if the project site extraction of a regionally- or locally-important minera property. The City of Fullerton does not contain an Zones. The site is part of a public park and does not	were loca Il resource y areas d : serve as	ated in an a and preclu esignated a a source of	area desig ded such u s Mineral I mineral res	nated for use of the Resource sources.
mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				x
See XI a) above	See XI a) above	ontor / Soction	2)		

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII	NOISE – Would the project result in:				
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	

A significant impact may occur if the project would increase the ambient noise environment in excess of noise level standards set forth in the City of Fullerton General Plan Community Health and Safety Element and Zoning Ordinance Chapter 15.90.

Construction equipment used in demolition, grading, and building construction activities will generate noise above ambient levels without construction. While under construction, sensitive receptors (seniors and children) will not be present on site and surrounding office, commercial, industrial and institutional uses will not be substantially impacted by construction noise. Because proposed uses are similar to existing, operational noise levels will be comparable to those now existing on site.

b)	Exposure of persons to or generation of excessive		х	
	groundborne vibration or groundborne noise levels?		A	

Groundborne vibration is sound radiated through the ground, where vehicles, machinery, equipment, etc. causes the adjacent ground to move, thereby creating vibration waves through the soil to the foundations of nearby buildings. Nearby commercial properties are buffered from the project site by the Amerige Park sports field to the east, railroad tracks lie between the project site and industrial uses to the south, and Commonwealth Ave.

	Potentially	Less Than	Less Than	No Impact		
	Significant Impact	Significant With Mitigation Incorporation	Significant Impact			
separates the site from other Civic Center uses to th	e north.	St. Mary's C	hurch to th	e west is		
immediately adjacent to the site, and will likely be m	ost affecte	ed by constr	ruction. Th	is will be		
mitigated by the fact that under City Ordinance, co	nstruction	activities m	nust cease	between		
8:00 pm and 7:00 am daily and all day on Sundays w	/hen servi	ces are den	erallv held.			
The project site is adjacent to a planned hi	ah speed	rail line (H	SR), which	has the		
potential to create vibrations and noise that could a	affect the	proiect site.	An Envir	onmental		
Impact Report is being prepared for the HSR proje	ect which	will identify	and mitio	ate such		
impacts.		,	0			
c) A substantial permanent increase in ambient noise			x			
levels in the project vicinity above levels existing			~			
without the project?						
A significant impact may occur if the proposed proje	ct were to	cause a su	bstantial pe	ermanent		
increase in ambient noise levels above those existin	g without	the propose	d project.	Usage of		
the proposed Community Center will be similar to t	he existir	ig uses on a	site which	have not		
generated significant noise impacts. In addition, th	ne outdoo	r pool will b	e replaced	d with an		
indoor pool facility, which will minimize noise result	ing from r	ecreational	pool use.	All other		
activities will also take place indoors; the project inclu	udes no no	ew outdoor f	acilities.			
		1	1			
d) A substantial temporary or periodic increase in			X			
ambient noise levels in the project vicinity above						
levels existing without the project?						
A significant impact may occur if the project were to		l ubstantial te	mporary o	, periodic		
increase in ambient noise levels above those exis	ting with	ubstantial te	osed proie	oct The		
proposed Community Center is larger in size than th	na avietina	n facilities or	n site so th	ore may		
be additional parking lot noise. This would be an iss	sup only if	the site we	re adiacen	t to more		
sensitive recentors: however parking lot noise is not	likely to a	dverselv aff	fect the sur	rounding		
office commercial industrial and institutional uses	As all oth		take place	indoors		
office, commercial, industrial and institutional uses. As all other uses will take place indoors, there will be no additional activity related noise.						
e) For a project located within an airport land use plan				v		
or, where such a plan has not been adopted, within				*		
two miles of a public airport or public use airport.						
would the project expose people residing or working						
in the project area to excessive noise levels?						
A significant impact would occur if the proposed project were located within an airport land						
use plan or within two miles of a public airport and w	ould subj	ect area res	idents or w	orkers to		
excessive noise levels. As noted in IIX e) the s	ite is app	proximately	2.5 miles	from the		
Fullerton Municipal Airport and therefore outside its in	nfluence a	irea.				
	1					
f) For a project within the vicinity of a private airstrip,				X		
would the project expose people residing or working						
in the project area to excessive holse levels?						
A significant impact would accur if the processed	l project w	L located	in the viel	nity of a		
A significant impact would occur in the proposed	A significant impact would occur if the proposed project were located in the vicinity of a					
nrivate airetrin and would elinier area reelegate or i	workers to	AVCASSIVA	noise level	There		
private airstrip and would subject area residents or variate airstrips in the City of Fullerton or prov	workers to	excessive	noise level	s. There		

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

(Reference: Fullerton General Plan – 1997, Community Health & Safety Chapter / Section 2)

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact		
XIII. POPULATION AND HOUSING – Would the project:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X		
A significant impact may occur if the proposed project were to include new homes, businesses or infrastructure that would stimulate growth that otherwise would not have occurred at this time. The project does not include housing and simply replaces undersized recreational facilities for seniors and school age children. The increased capacity of the Community Center will help better serve current Fullerton residents, but does not provide excess capacity to an extent that would encourage population growth.						
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X		
A significant impact may occur if the propose displacement of existing housing units, necessitati elsewhere.	d project ng constr	would re uction of re	sult in su placement	ibstantial housing		
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X		
A significant impact may occur if the proposed project would result in displacement of a significant number of persons, necessitating construction of replacement housing elsewhere. The project involves neither housing demolition nor construction and therefore no households are displaced.						
(Reference: Fullerton General Plan – 1997, Hou	using Chapte	r / Sections 2 a	nd 3)			
	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact		
XIV. PUBLIC SERVICES a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:						

A significant impact may occur if the project were to exceed the capacity of existing fire

Fire protection?

Х

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
stations and emergency personnel to serve the	broject site	e, and wou	ld require	physical
construction of new or expanded fire facilities. Th	e propose	ed Commun	ity Center	is larger
than the existing facilities it will replace, however the	project is	relatively s	mall in size	and can
be served by existing Fire Department personnel and equipment. The nearest Fire Station is				
at 312 E. Commonwealth Ave. approximately 5 block	ks east of t	the project s	site.	1
Police protection?				X
A significant impact may occur if the project were	to exceed	the capacit	ty of existin	ng police
stations and personnel to serve the project site, ar	nd would r	equire phys	sical constr	UCTION Of
facilities it will replace however the project is relation	volv smal		d can be s	erved by
existing Police Department personnel. The Police S	tation is o	ne block ea	st of the pr	oiect site
at 237 E. Commonwealth Ave. In addition, the Co	mmunity (Center woul	d provide i	mproved
recreational facilities for the Boys and Girls Club, wh	nich fulfills	a need for	oositive afte	er-school
and summer activities in a safe environment for child	Iren and te	ens		
Schools?				X
A significant impact may occur if the project were to	exceed t	he capacity	of existing	schools
and would require physical construction of new or e	expanded	school facili	ties. The p	proposed
Community Center would primarily serve senior citize	ens childr	en and teen	s from the	Fullerton
		e		
community, and would not increase school population	ons. Ther	efore there	would be n	io impact
community, and would not increase school population on existing schools.	ons. Ther	efore there	would be n	impact
community, and would not increase school population on existing schools.	ons. Ther	efore there	would be n	x
community center would not increase school population on existing schools. Parks? A significant impact may occur if the project we	ere to ge	efore there	would be n ubstantial	need for
 community center would printing serve server out a community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing schools. 	ere to ge	efore there nerate a sind, thereby	would be n ubstantial creating a	x need for need for
 community center would printing serve server server out a community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a server server and provide a server server and provide a server server and provide a server server server and provide a server server	ere to ge ting parkla	efore there nerate a sund, thereby area for rec	ubstantial creating a reation act	need for need for ivities for
 Community Center would printing serve senior dual community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing we parks. The Community Center would provide a seniors, children and teens within the Fullerton convicting domand for recreation facilities. 	ere to ge ting parkla additional	efore there nerate a si nd, thereby area for rec It is inten	ubstantial creating a reation act ded to bet	need for need for need for ivities for ter meet
 Community Center would printing serve senior duzt community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton coexisting demand for recreation facilities. 	ere to ge ting parkla additional	efore there nerate a si nd, thereby area for rec It is inten	ubstantial creating a reation act ded to bet	need for need for ivities for ter meet
 Community Center would printing serve senior duzt community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton coexisting demand for recreation facilities. Other public facilities? 	ere to ge ting parkla additional	efore there nerate a sind, thereby area for rec It is inten	ubstantial creating a reation act ded to bet	x need for need for ivities for tter meet x
 Community Center would printing serve senior on 22 community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton coexisting demand for recreation facilities. Other public facilities? 	ere to get ting parkla additional ommunity.	efore there nerate a sund, thereby area for rec It is inten	would be n ubstantial creating a reation act ded to bet	x need for need for ivities for iter meet x
 Community Center would printing serve senior on 22 community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton construction facilities? Other public facilities requiring physical construction of the project were public facilities. 	ere to ge ting parkla additional ommunity.	efore there nerate a sund, thereby area for rec It is inten	ubstantial creating a reation act ded to bet	x need for need for ivities for iter meet x · existing
 Community Center would printing serve senior on 22 community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing we parks. The Community Center would provide a seniors, children and teens within the Fullerton construction facilities? Other public facilities, requiring physical construction of project itself is an expansion of a public facility, and 	ere to ge ting parkla additional ommunity.	efore there nerate a sund, thereby area for rec It is inten	ubstantial creating a reation act ded to bet ity of other iblic facilitie act any oth	x need for need for ivities for iter meet x • existing es. The ler public
 Community Center would printing serve senior on all community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton coexisting demand for recreation facilities. Other public facilities? A significant impact may occur if the project were public facilities, requiring physical construction of project itself is an expansion of a public facility, and facilities. 	ere to ge ting parkla additional ommunity.	efore there nerate a sund, thereby area for rec It is inten	ubstantial creating a reation act ded to bet ity of other iblic facilitio act any oth	x need for need for ivities for iter meet x • existing es. The ier public
 Community Center would printing serve senior on 22 community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton construction for recreation facilities. Other public facilities? A significant impact may occur if the project were public facilities, requiring physical construction of project itself is an expansion of a public facility, and facilities. 	ere to ge ting parkla additional ommunity.	efore there nerate a sund, thereby area for rec It is inten	ubstantial creating a reation act ded to bet ity of other iblic facilitie act any oth	x need for need for ivities for iter meet x • existing es. The her public
 Community Center would printing serve senior of the community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton construction facilities. Other public facilities? A significant impact may occur if the project were public facilities, requiring physical construction of project itself is an expansion of a public facility, and facilities. (Reference: Fullerton General Plan – 1997, Community Health & Chapter (Section) 	to exceed new or ex safety Chapte	efore there nerate a sund, thereby area for rec It is inten I the capac xpanded put ected to imp	ubstantial creating a reation act ded to bet ity of other iblic facilitie act any oth	x need for need for ivities for iter meet x x r existing es. The ier public
 Community Center would printing serve senior on 22 community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton construction for recreation facilities. Other public facilities? A significant impact may occur if the project were public facilities, requiring physical construction of project itself is an expansion of a public facility, and facilities. (Reference: Fullerton General Plan – 1997, Community Health & Chapter / Section 	ere to ge ting parkla additional ommunity. to exceed new or ex is not expense Safety Chapter 2)	efore there nerate a sund, thereby area for rec It is inten It is inten	ubstantial creating a reation act ded to bet ity of other iblic facilitie act any oth	x need for need for ivities for iter meet x r existing es. The ier public
 Community Center would printing Serve Schol out21 community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project we recreation facilities that could not be fulfilled by existing we parks. The Community Center would provide a seniors, children and teens within the Fullerton coexisting demand for recreation facilities. Other public facilities? A significant impact may occur if the project were public facilities, requiring physical construction of project itself is an expansion of a public facility, and facilities. (Reference: Fullerton General Plan – 1997, Community Health & Chapter / Section 	ere to getting parkla additional ommunity. to exceed new or ex is not expe	efore there nerate a sund, thereby area for record It is inten It is inten It the capac xpanded put ected to imp	would be n ubstantial creating a reation act ded to bet ity of other ublic facilitie act any oth nd Community	x need for need for ivities for iter meet x x r existing es. The ier public
Community center would printing serve senior duzt community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project were recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton construction facilities? Other public facilities? A significant impact may occur if the project were public facilities, requiring physical construction of project itself is an expansion of a public facility, and facilities. (Reference: Fullerton General Plan – 1997, Community Health & Chapter / Section XV. RECREATION	ere to getting parkla additional ommunity. to exceed new or ex is not expe	efore there nerate a sund, thereby area for record It is inten It is inten It the capac Appanded put ected to imp	ubstantial creating a reation act ded to bet ity of other iblic facilitie act any oth d Community	x need for need for ivities for iter meet x r existing es. The ier public
 Community Center would printing serve senior ditation of the community, and would not increase school population on existing schools. Parks? A significant impact may occur if the project were recreation facilities that could not be fulfilled by existing were parks. The Community Center would provide a seniors, children and teens within the Fullerton construction of the public facilities? A significant impact may occur if the project were public facilities, requiring physical construction of project itself is an expansion of a public facility, and facilities. (Reference: Fullerton General Plan – 1997, Community Health & Chapter / Section XV. RECREATION 	ere to ge ting parkla additional ommunity. to exceed new or e: is not expe Safety Chapter 2)	efore there nerate a sund, thereby area for rec It is inten I the capac xpanded putected to imp er / Section 2 and Significant With Mitigation Incorporation	would be n ubstantial creating a reation act ded to bet ity of other iblic facilitie act any oth ded to bet	x need for need for ivities for iter meet x r existing es. The ner public
 Community, and would not increase school population existing schools. Parks? A significant impact may occur if the project were recreation facilities that could not be fulfilled by existing new parks. The Community Center would provide a seniors, children and teens within the Fullerton construction facilities? Other public facilities, requiring physical construction of project itself is an expansion of a public facility, and facilities. <i>(Reference: Fullerton General Plan – 1997, Community Health & Chapter / Section Section Construction Construction Construction Construction Construction Construction of project itself is an expansion of a public facility and facilities.</i> XV. RECREATION a) Would the project increase the use of existing neighborhood and regional parks or other 	ere to ge ting parkla additional ommunity. to exceed new or et is not expe Safety Chapter 2)	efore there nerate a sund, thereby area for rec It is inten I the capac xpanded pue ected to imp	ubstantial creating a reation act ded to bet ity of other iblic facilitie act any oth d Community	x need for need for ivities for iter meet x • existing es. The ner public v Services

	Potentially	Less Than	Less Than	No Impact
	Significant	Significant With	Significant	
	Impact	Mitigation	Impact	
	impuot	Incorporation	impuot	
		Incorporation		
deterioration of the facility would occur or be				
accelerated?				
		1		

A significant impact may occur if a project includes substantial population growth which could generate a demand for parks or recreational facilities that exceed the capacity of existing parks or recreational facilities and causes premature deterioration of the facilities. The proposed Community Center would replace outdated and undersized recreational facilities located within the current Senior Multi-Service Center and Boys and Girls Club. Building design includes an expanded gymnasium and swimming pool for active recreation, as well as classrooms and assembly areas for games, arts and crafts and other quieter activities. The facility will be designed to accommodate the increased activity levels on a site that is of adequate size for the proposed building and associated parking. The project is intended to meet the needs of the community and thereby avoid physical deterioration of other existing parks and recreational facilities.

b)	Does the project include recreational facilities or		Y	
,	require the construction or expansion of recreational facilities which might have an adverse physical		~	
	effect on the environment?			

A significant impact may occur if a project includes the construction or expansion of park facilities and such construction would have a significant adverse effect on the environment. The proposed construction is limited to the current park site, owned by the City of Fullerton. It provides additional recreation facilities, without expanding the park itself. All activities would take place inside enclosed buildings, and therefore impacts to surrounding properties would be minimal.

(Reference: Fullerton General Plan – 1997, Community Services Chapter / Section 2)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC –				
would the project:				
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.) taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	

A significant impact may occur if the proposed project were to contribute a substantial amount of traffic to existing roadways and intersections exceeding the City's LOS standards for intersections or street segments.

A traffic analysis was conducted by AGA Transportation Engineering Associates which focused on the traffic signal relocation, intersection configuration, striping and signing. Their conclusion was that circulation and parking management are more significant issues than trip generation. Because the proposed project is intended to create efficiencies by consolidating existing uses on site into a single structure and to alleviate overcrowded conditions; the

Potentially	Less Than	Less Than	No Impact
Significant	Significant With	Significant	
Impact	Mitigation	Impact	
	Incorporation		

Community Center is not expected to generate substantially more vehicular trips. Much of the added building square footage results from increased gymnasium size, and incorporation of a swimming pool within the building shell (existing pool is outdoors). Activity managers report that the recreational program suffers from inadequate facility space in which students must wait their turns to use a gymnasium that does not allow all students to participate at the same time. Significant program growth is not a project goal.

Another aspect of the project is the ability to program facility space for different uses at various times of the day. Usage by seniors is heaviest earlier in the day, when Boys and Girls Club participants are in school. Facility space can be used for other purposes in the evening, when after school programming diminishes. The City of Fullerton Parks and Recreation Department currently offers community classes in surrounding cities because of the lack of classroom space in Fullerton. Participants therefore drive greater distances to classes now being held in Brea, Anaheim, Placentia and Yorba Linda. Construction of the proposed Community Center will allow Parks and Recreation classes to return to Fullerton and shorten trip distance for many participants.

Commonwealth Avenue is a primary arterial with an average daily traffic volume (ADT) of 19,000 vehicles. It currently operates at Level of service (LOS) A during the morning peak hour and LOS A during the evening peak. LOS A denotes free flowing circulation; traffic moves at or above the posted speed limit and motorists have complete mobility between lanes. The proposed project is not expected to significantly alter peak hour traffic; activities will occur throughout the day and trips will not be concentrated during typical commuting hours.

The project would relocate the signalized intersection at the existing entry drive approximately 200 feet to the west to align with Short St.; this would consolidate turning movements at a four way signalized intersection. Intersection design and signal timing will be prepared by the traffic consultant, to facilitate traffic flow on Commonwealth, control access to and from the project site and maintain signal coordination with adjacent traffic signals on Commonwealth.

The improvements to Commonwealth Ave. include enhanced pedestrian connections between the Community Center on the south side of Commonwealth and Civic Center on the north side. A new mid-block signalized pedestrian crosswalk links City Hall and the Community Center, and will facilitate access to additional parking available at the Civic Center as needed. The signalized crosswalk at the Short Street/project entry intersection connects the Community Center to the Main Library.

<u>MM 16-1</u>: Project design includes a four-way signalized Intersection on Commonwealth Ave., with the north leg located at Short St. and the south leg at the project access drive. Signal design and timing shall be prepared by a qualified traffic consultant, to the satisfaction of the City Traffic Engineer, to control access to and from the project site and maintain signal coordination with adjacent traffic signals on Commonwealth to facilitate traffic flow.

b)	Conflict with an applicable congestion management	
D)	program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or	
	highways?	

X

	Detertielle	Less These	Lass These	N a losse a st
	Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
A significant impact may occur if the propos the LOS standard on a State highway or arterial Congestion Management Program (CMP), whi Management Program (Measure M). Both progr following arterial intersections within the City of Fulle • Harbor Boulevard/Orangethorpe Avenue; • Orangethorpe Avenue/State College Boulevard; • SR 91 Westbound On/Off Ramps at Harbor Boulev • Imperial Highway/Harbor Boulevard. Commonwealth Ave. which provides direct a system. As noted in XVI a), the project is not exp traffic, and therefore, will not impact the CMP interse c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	ed project that is p ch incluc ams are rton are p ard; and access to bected to ctions ide	the site is r generate su	use deterio County of countywide d by OCT MP network not part of ubstantial a	the CMP additional
A significant impact would occur if a proposed proj would result in safety risks associated with such use affect air traffic in any way.	ect includ . As note	ed an aviat d previously	ion-related , the projec	use and ct will not
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
A significant impact may occur if the proposed project were to include a new roadway design or introduce a new land use or project features into an area with specific transportation requirements, characteristics, access conditions or other features designed in such a way as to create hazardous conditions. The proposed project will not alter the alignment of Commonwealth Ave. which runs straight across the site frontage. The signal relocation will consolidate two intersections in close proximity to each other, while the traffic signal will control turning movements in a manner that is safe and efficient.				
e) Result in inadequate emergency access?				X
A significant impact may occur if the proposed project design does not provide emergency access as required by the Fire Department or in any other way threatens the ability of emergency vehicles to access and serve the project site or adjacent uses. The project site will retain its single access point, with secondary emergency access provided through the adjacent St. Mary's property.				
 f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? 				X
A significant impact may occur if the proposed project would conflict with adopted polices or involve modification of existing alternative transportation facilities located on-site or off-site. There will be no change to the bus stop location along the project frontage. Direct pedestrian and bicycle access would be provided from public right of way to the building entry. Bicycle racks will be provided to accommodate bicycle users.				
(Reference: Fullerton General Plan – 1997, Circ	ulation Chap	ter / Section 2 a	and 4)	

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS – Would the	project:	Incorporation		
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
A significant impact would occur if a project exceed the applicable Regional Water Quality Control Boa small in scale, and the Community Center would be e gallons of wastewater per day, based on a 58,00 coefficient of 50 gallons per 1,000 square feet of efficient fixtures, the project is expected to generate wastewater, which is approximately 30% less than the a public recreation facility, the wastewater will be sim residential users. As stated in Section VIII a) above, of hazardous materials nor generate contaminants wastewater treatment system.	ds wastew ard (RWQ expected f D0 square building e approxime standar nilar to tha the facilit that wou	vater treatm (CB). The to generate e foot build area. Wit mately 2030 rd, or baseli at generated y is not exp uld exceed	ent require project is approxima ing and a h the use gallons pone, calcula by comme ected to inv the capaci	ments of relatively tely 2900 demand of water er day of tion. As ercial and /olve use ty of the
 B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? 			X	
A significant impact may occur if a project would increase water consumption or wastewater generation to an extent that exceeds the capacity of facilities currently serving the project site. As noted above, the project is relatively small in scale and will not use significant amounts of water or generate significant amounts of wastewater. The buildings to be demolished are less efficient than mandated under the current CBC. The use of water conserving fixtures as required by current building codes will help minimize the amount of water used and wastewater produced. Additionally, the project must comply with FMC Chapter 15.50 which requires water efficient landscaping with respect to both plant materials and irrigation systems.				
proposed Community Center building will encompare than the existing Senior Center and Boys and Gir Additionally, the Community Center landscape plan current zoning code requirements by increasing park efficient irrigation system. Current water usage is att feet of building area, and landscaping primarily lo proposed project will encompass approximately 58 landscaping distributed throughout the entire site.	ris Club to ris Club to mill bring tring lot lan tributable focated and 3,500 squa	bximately 80 buildings no g the site in ndscaping a to approxim bund the S are feet of	0% more fl w on the nd installing ately 32,50 enior Cent building a	oor area property. ance with g a water 0 square er. The rea, plus
Water billing records for the Senior Center amount of water used from May 1, 2009 through Annual water use for proposed community center if figure was arrived at using the "industry standard" (including adjustments for high efficiency plumbing landscaping water needs by irrigation zone for exterior The increase in water use is approximately 3 approximately 80%. The higher water use also irrigation throughout the site. With the use of water materials and irrigation, the increase in water use will	and Boys April 30, is estimat Water Eff fixtures) f or use. 4% while includes er efficier I be kept t	and Girls 2010, was ed at 2,201 ficiency bas for interior u the increas extension o t plumbing o a minimur	Club show 1,643,700 I,155 gallo eline credi use and ar e in buildin of landsca fixtures, la n.	that the gallons. ns. This t number nalysis of g area is ping and andscape

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X		
A significant impact may occur if the volume of s exceeding the capacity of the storm drain system ser IX above, the project will result in a 6% increase ir result in minor additional runoff, which will be minim discussed in IX above.	storm wat ving the p i impervio ized by in	er runoff ir project site. pus coverag nplementatio	As noted in As noted in e on site. on of BMP	a level Section This will s as also	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X		
A significant impact may occur if a project were to degree that new water sources would need to be id be consumed at a pace greater than planned for providers. The City's water supply comes fror Metropolitan Water District of Southern California. fixtures and water efficient landscaping and irri approximately 2,233 gallons per day, which is appr gallons per day). Even though the proposed Commu buildings to be removed, water conserving design impacts upon the City's water supply.	o increase entified, o by purve n local o With use gation, w oximately unity Cent features	water cons or that existi groundwater of water c vater use i 30% less t er is larger are expecte	sumption to ng resourc butors, and sources onserving s expecte han baseli in size thar ed to minir	o such a es would d service and the plumbing d to be ne (3190 n existing mize any	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			x		
A significant impact may occur if a project would increase wastewater generation to such a degree that would exceed the capacity of facilities serving the project site. As noted in XVII b) the project is relatively small in scale, and will not produce significant amounts of wastewater. The buildings to be demolished as part of the project are less efficient than mandated under the current CBC. The use of water conserving fixtures as required by current building codes will help minimize the amount of wastewater generated.					
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		
A significant impact may occur if a project were to increase solid waste generation to such a degree that existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. Activities in the proposed Community Center would be similar to current uses, therefore minimal increase in solid waste is anticipated. As a standard condition, recycling of demolition and construction debris is required.					

Potentially	Less Than	Less Than	No Impact
Significant	Significant With	Significant	
Impact	Mitigation	Impact	
	Incorporation		

<u>SC 17-1</u> Prior to the issuance of demolition permits, the applicant shall provide a waste reduction and recycling plan for the disposal of demolition debris such that a minimum 50% by volume or weight of the demolition debris is not disposed of in a landfill ("diversion"). The plan shall include the estimated volume or weight of the demolition debris to be generated, listed by each type of material; the volume or weight of the demolition debris to be reused, salvaged or recycled, listed by each type of material; the facilities or service providers to be used by the applicant; and the estimated date of demolition. The plan shall be subject to the review and approval of the Director of Community Development. Proof of diversion shall be provided to the Director of Community Development prior to the issuance of building permits. Any changes to the waste reduction and recycling plan shall be approved by the Director of Community Development prior.

<u>SC 17-2</u> Prior to the issuance of building permits, the applicant shall provide a waste reduction and recycling plan for the disposal of construction debris such that a minimum 50% by volume or weight of the construction debris is not disposed of in a landfill ("diversion"). The plan shall include the estimated volume or weight of the construction debris to be generated, listed by each type of material; the volume or weight of the construction debris to be reused, salvaged or recycled, listed by each type of material; the facilities or service providers to be used by the applicant; and the estimated dates of construction. The plan shall be subject to the review and approval of the Director of Community Development. Proof of diversion shall be provided to the Director of Community Development prior to the issuance of temporary occupancy permits. Any changes to the waste reduction and recycling plan shall be approved by the Director of Community Development prior to their implementation.

<u>MM17-1</u> Project design incorporates high efficiency plumbing fixtures, including 1.28 gallons/flush water closets, 0.5 gpm lavatory faucets and 1.5 gpm showers and sink faucets, to reduce indoor water use and wastewater generation.

<u>MM17-2</u> Project design incorporates use of drought tolerant landscaping and "water-wise" irrigation system, to minimize outdoor water use.

g)	Comply with federal, state, and local statutes and regulations related to solid waste?		x	

A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. Construction debris will be recycled as noted in f) above. Solid waste generated by Community Center operations would be collected by the City of Fullerton trash hauler. Fullerton operates a recycling program wherein solid waste is taken to a processing facility for sorting, and recyclables removed before waste is sent to the landfill. This program is consistent with all regulations related to solid waste.

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
xv	III. MANDATORY FINDINGS OF SIGNIFICANCE				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range		X		

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact		
of a rare or endangered plant or animal or eliminate						
important examples of the major periods of						
California history or prehistory?						
A significant impact may occur only if a project would have an identified potentially significant impact for any of the above issues. Based on the analysis contained in this Initial Study, with the implementation of standard conditions, mitigation measures and project design features.						
the proposed project would not degrade the quality	of the en	vironment a	nd the pro	iect does		
not have the potential for significant environmental i	mnacts S	Specifically	as discuss	ed under		
Ouestion $4(a)$ through (e) the proposed project w	ould not	reduce or t	hreaten an	v fish or		
wildlife species (and angered or otherwise). Further	Question 4(a) through (e), the proposed project would not reduce of threaten any lish of wildlife analysis (and an arbanyisa). Earthermore, as discussed under Question 5(a)					
through (d) the proposed project would not eliminate	importan	t overnles	of the main	r poriodo		
infougn (d), the proposed project would not eliminate important examples of the major periods						
on California history of pre-history, hor do the history	acis nave		tial to deg			
b) Does the project have impacts that are individually			V			
limited, but cumulatively considerable?			^			
('Cumulatively considerable' means that the						
incremental effects of a project are considerable						
when viewed in connection with the effects of past						
projects, the effects of other current projects, and						
the effects of probable future projects)?						
A significant impact may accur if the proposed p	roioot in	ooniunation	with othe	r rolatod		
A significant impact may occur if the proposed p	are less	than signif	icont who			
separately, but would be significant when viewed to	alt itss aathar T	The propose	d project is			
expansion of use on a developed property and w	yeiner. r	imally contr	ibute to ci	mulative		
impacts Compliance with State and City regulation	ns would	nreclude si	nificant ci	imulative		
impacts with regard to geology and soils culture	ral resour	rces hazar	ds and h	azardous		
materials hydrology and water quality and transpo	rtation an	d traffic C	ompliance	with City		
design standards would ensure that any cumulative impacts related to aesthetics and land						
use planning would be less than significant. Similarly, the new demands on public services						
such as fire protection police protection schools parks recreation water sewer storm drain						
and solid waste generation resulting from the proposed project would be minimal and						
therefore cumulatively less than significant						
c) Does the project have environmental effects which			X			
will cause substantial adverse effects on human						
beings, either directly or indirectly?						
A significant impact may occur if the proposed Proje	ct has the	potential to	result in s	ignificant		
impacts, as discussed in the preceding sections. As described throughout this Environmental						
Impact Analysis, with implementation of standard conditions, the proposed project would not						
result in any unmitigated significant impacts. Thus, the project would not have the potential to						
result in substantial adverse effects on human beings and impacts would be less than						
significant.						
	01 / / 0					

(Reference: Fullerton General Plan – 1997, Community Health & Safety Chapter / Section 2 and Regional Coordination Chapter / Section 2 and 3

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except 'No Impact' answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A 'No Impact' answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A 'No Impact' answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. 'Potentially Significant Impact' is appropriate if there is substantial evidence that an effect may be significant. If there are one or more 'Potentially Significant Impact' entries when the determination is made, an EIR is required.

4) 'Negative Declaration: Less Than Significant With Mitigation Incorporated' applies where the incorporation of mitigation measures has reduced an effect from 'Potentially Significant Impact' to a 'Less Than Significant Impact.' The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, 'Earlier Analyses,' may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) Earlier Analysis Used. Identify and state where they are available for review.
- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are 'Less than Significant with Mitigation Measures Incorporated,' describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significance.

IV. Summary of Mitigation Measures

I. AESTHETICS

No Mitigation Required

II. AGRICULTURE AND FOREST RESOURCES

No Mitigation Required

III. AIR QUALITY

Standard Conditions and Mitigation Measures:

<u>SC 3-1</u> During construction of the proposed project, the Contractor shall be required to comply with SCAQMD Rules 402 and 403 in order to minimize short-term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD 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.

<u>SC 3-2</u> Architectural coatings shall be selected so that the VOC content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications.

<u>MM 3-1</u> During demolition activities, the contractor shall assure 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.

IV. BIOLOGICAL RESOURCES

Mitigation Measures:

<u>MM4-1</u> To avoid impacting nesting birds, including migratory birds and raptors, one of the following shall be implemented:

- Conduct vegetation removal associated with construction from September 1st through January 31st, when birds are not nesting. Initiate grading activities prior to the breeding season (which is generally March 1st through July 31st) and keep disturbance activities constant throughout the breeding season to prevent birds from establishing nests in surrounding habitat (in order to avoid possible nest abandonment).
 – OR –
- Conduct pre-construction surveys for nesting birds if vegetation removal or grading is initiated during the nesting season. A qualified wildlife biologist shall conduct weekly preconstruction bird survey no more than 30 days prior to initiation of grading to provide confirmation on presence or absence of active nests in the vicinity (at least 300 to 500 feet around the individual construction site, as access allows). The last survey should be conducted no more than three days prior to the initiation of clearance/construction work. If active nests are encountered, clearing and construction in the vicinity of the nest shall be deferred until the young birds have fledged and there is no evidence of a second attempt at nesting. A minimum exclusion buffer of 300 feet or as determined by a qualified biologist, shall be maintained during construction depending on the species and location. The perimeter of the nest-setback zone shall be fenced or adequately demarcated with staked flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by the qualified biologist documenting and verifying compliance with the mitigation and with applicable state and federal regulations protecting birds shall be submitted to the City. The qualified biologist shall serve as a construction monitor during those periods when

construction activities would occur near active nest areas to ensure that no inadvertent impacts on these nests would occur.

V. CULTURAL RESOURCES

Standard Conditions and Mitigation Measures:

<u>SC 5-1</u> If the Amerige Brothers Real Estate Office is to be moved, the proposal to relocate shall be subject to review and approval of the Landmarks Commission.

<u>MM 5-1</u> The Amerige Brothers Real Estate Office shall be preserved as a Local Landmark.

<u>MM 5-2</u> The building shall either be protected on-site during construction of the proposed project or relocated to an appropriate location as approved by the Landmarks Commission.

VI. GEOLOGY AND SOILS

No Mitigation Required

VII. GREENHOUSE GAS EMISSIONS

No Mitigation Required

VIII. HAZARDS AND HAZARDOUS MATERIALS

Standard Conditions and Mitigation Measures:

<u>SC 8-1</u> Prior to demolition activities, the Applicant shall provide a letter to the City of Fullerton Community Development Department from a qualified asbestos and lead-based paint abatement consultant that no ACM or LBP are present in on-site structures slated for demolition. If ACM or LBP is found to be present, it shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and federal rules and regulations.

IX. HYDROLOGY AND WATER QUALITY

No Mitigation Required

X. LAND USE AND PLANNING

No Mitigation Required

XI. MINERAL RESOURCES

No Mitigation Required

XII. NOISE

No Mitigation Required

XIII. POPULATION AND HOUSING

No Mitigation Required

XIV. PUBLIC SERVICES

No Mitigation Required

XV. RECREATION

No Mitigation Required

XVI. TRANSPORTATION/TRAFFIC

Mitigation Measures:

<u>MM 16-1</u>: Project design includes a four-way signalized Intersection on Commonwealth Ave., with the north leg located at Short St. and the south leg at the project access drive. Signal design and timing shall be prepared by a qualified traffic consultant, to the satisfaction of the City Traffic Engineer, to control access to and from the project site and maintain signal

coordination with adjacent traffic signals on Commonwealth to facilitate traffic flow.

XVII. UTILITIES AND SERVICE SYSTEMS

Standard Conditions and Mitigation Measures:

<u>SC 17-1</u> Prior to the issuance of demolition permits, the applicant shall provide a waste reduction and recycling plan for the disposal of demolition debris such that a minimum 50% by volume or weight of the demolition debris is not disposed of in a landfill ("diversion"). The plan shall include the estimated volume or weight of the demolition debris to be generated, listed by each type of material; the volume or weight of the demolition debris to be reused, salvaged or recycled, listed by each type of material; the facilities or service providers to be used by the applicant; and the estimated date of demolition. The plan shall be subject to the review and approval of the Director of Community Development. Proof of diversion shall be provided to the Director of Community Development prior to the issuance of building permits. Any changes to the waste reduction and recycling plan shall be approved by the Director of Community Development prior.

<u>SC 17-2</u> Prior to the issuance of building permits, the applicant shall provide a waste reduction and recycling plan for the disposal of construction debris such that a minimum 50% by volume or weight of the construction debris is not disposed of in a landfill ("diversion"). The plan shall include the estimated volume or weight of the construction debris to be generated, listed by each type of material; the volume or weight of the construction debris to be reused, salvaged or recycled, listed by each type of material; the facilities or service providers to be used by the applicant; and the estimated dates of construction. The plan shall be subject to the review and approval of the Director of Community Development. Proof of diversion shall be provided to the Director of Community Development prior to the issuance of temporary occupancy permits. Any changes to the waste reduction and recycling plan shall be approved by the Director of Community Development prior to their implementation.

<u>MM17-1</u> Project design incorporates high efficiency plumbing fixtures, including 1.28 gallons/flush water closets, 0.5 gpm lavatory faucets and 1.5 gpm showers and sink faucets, to reduce indoor water use and wastewater generation.

<u>MM17-2</u> Project design incorporates uses of drought tolerant landscaping and "water-wise" irrigation system, to minimize outdoor water use.

Websites searched per Govt Code

U.S. Environmental Protection Agency, National Priorities List, website:

http://www.epa.gov/superfund/sites/npl/ca.htm#statelist, November 4, 2007.

20 U.S. Environmental Protection Agency, Superfund Information System, website:

http://cfpub.epa.gov/supercpad/cursites/srchsites.cfm, November 4, 2007.

21 U.S. Environmental Protection Agency, Toxic Release Inventory (TRI) Program, website:

http://www.epa.gov/triexplorer/facility.htm, November 4, 2007.

22 State of California, Department of Toxic Substances Control, HWMP Restrictions by County, website:

http://www.dtsc.ca.gov/database/LUC/county_list.cfm, November 4, 2007.

23 State of California, Department of Toxic Substances Control, Mandated Website Postings, Deed-Restricted Sites, EnviroStor Database, website: http://www.envirostor.dtsc.ca.gov/public/deed_restrictions.asp, November 4, 2007

24 State of California, Department of Toxic Substances Control, DTSC's Hazardous Waste and Substances Site List -Site Cleanup (Cortese List), website: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm, November 4, 2007

V. Preparers of Initial Study and Persons Consulted

Initial Study prepared by:

Joan Wolff, AICP; Community Development Department, City of Fullerton James Kurtz; Director, Air Quality and Acoustical Programs; BonTerra Consulting

Persons consulted:

Joe Felz, Parks and Recreation Director; City of Fullerton Don Hoppe, Engineering Director; City of Fullerton Al Zelinka, FAICP, CMSM, Community Development Director; City of Fullerton Robert Zur Schmiede, Redevelopment and Economic Development Director Hugo Curiel, Parks Project Manager - Parks and Recreation Dept.; City of Fullerton Hector Delgado, Utility Systems Specialist; City of Fullerton Christine Hernandez; Associate Planner – Community Development Dept; City of Fullerton Phil Kisor, Landscape Supervisor; City of Fullerton Alice Loya, Administrative Manager - Parks and Recreation Dept.; City of Fullerton Mark Miller, Consultant Traffic Engineer, City of Fullerton Judy Peterson, Recreation Manager - Parks and Recreation Dept.; City of Fullerton Trung Chanh Phan, CESSWI, Stormwater/Wastewater Compliance Specialist; City of Fullerton Christine Pilapil, Project Manager; Fullerton Redevelopment Agency Yelena Voronel, Senior Civil Engineer; City of Fullerton John Chipman Senior Associate: Robert R. Coffee, Architect + Associates Robert Coffee, Principal; Robert R. Coffee, Architect + Associates David Hayes, Consulting Arborist Craig Sensenbach, RJM Design Group Michelle Simmons, Environmental Officer; U.S. Dept. Housing & Urban Development Region IX Roger N. Torriero, CEO; Griffin Holdings