



CITY OF FULLERTON
COMMUNITY DEVELOPMENT DEPARTMENT
303 WEST COMMONWEALTH AVENUE
FULLERTON, CA 92832-1775

NOTICE OF COMPLETION AND AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT BECKMAN BUSINESS CENTER

DATE: November 14, 2016

TO: Agencies, Organizations, and Interested Persons

SUBJECT: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE BECKMAN BUSINESS CENTER PROJECT (SCH No. 2016061019)

Notice is hereby given that the Draft Environmental Impact Report (EIR) for the proposed Beckman Business Center Project is available for public review and comment pursuant to the California Environmental Quality Act (CEQA). The Draft EIR addresses the environmental effects associated with the implementation of the proposed Beckman Business Center project.

Project Location: The approximate 44.3-acre project site is located at 4300 North Harbor Boulevard, southeast of the intersection of Harbor Boulevard and Lambert Road in the City of Fullerton, in the County of Orange. Harbor Boulevard is west of the project site, Lambert Road is to the north, and the Union Pacific Railroad (UPRR) tracks are to the east. The project site was previously developed with the Beckman Coulter, Inc. (BCI) facility.

Project Description: The proposed Beckman Business Center Project would involve redevelopment of the project site with 7 new buildings and adaptive use of the existing 42,000 square foot (sf) BCI Administration Building, resulting in a total floor area of approximately 978,665 square feet. The new buildings would accommodate various types of potential business park, office, light industrial, warehouse, and manufacturing uses. The existing BCI Administration Building, which is a historic structure, would be used for office space. On-site vehicular circulation would include an internal roadway that would extend east from the signalized intersection of Harbor Boulevard and Edwards Drive/Beckman Drive and turn north to align with the signalized intersection of Lambert Road and the Home Depot/Arco driveway to the north. Additionally, there would be two right-turn in/out-only unsignalized access driveways along Lambert Road, and three right-turn in/out-only unsignalized access driveways along Harbor Boulevard. On-site parking would be provided to serve proposed uses.

Landscaping would be provided along the perimeter of the project site and internal to the project site. On-site utility infrastructure necessary to serve the proposed project—including water, sanitary sewer, drainage, water quality treatment, and dry utilities (e.g., electricity, natural gas, cable)—would be installed with the proposed development and would connect to the existing utility lines adjacent to the project site.

It is anticipated that construction of the proposed project would be initiated in Winter 2017, with all buildings and site improvements completed in approximately one year.

Implementation of the Beckman Business Center requires the following actions: (1) approval of a Zoning Amendment (LRP15-00024) to change the zoning of the southern portion of the site (APN 296-411-01) from M-P 200 (Manufacturing Park) to M-G (Manufacturing, General) to provide for consistent zoning across the site; (2) approval of a Major Site Plan (ZON15-00046) for the site, architectural, and landscape plans; (3) approval of a Tentative Parcel Map (TPM 2015-132) to create nine parcels (eight for the buildings and one for the internal private road); and (4) approval of the Water Supply Assessment.

The project site is on a list of hazardous material sites compiled pursuant to Section 65962.5 of the California Government Code. Past, ongoing and future remediation activities are being conducted by BCI under the oversight of the California Department of Toxic Substances Control (DTSC). This is discussed in Section 4.4, Hazards and Hazardous Materials, of the Draft EIR.

Significant Effect Discussed in the Draft EIR: The Draft EIR addresses the proposed project's impacts associated with air quality, cultural resources (historic resources), greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, traffic and circulation, and utilities and service systems. Other environmental topics were addressed in the Initial Study prepared for the Draft EIR and circulated with the Notice of Preparation, which is included as Appendix A of the Draft EIR. The Draft EIR has identified that implementation of the proposed project (including applicable The Fullerton Plan EIR mitigation measures, regulatory requirements, and project design features) would result in potentially significant impacts for the following topical issues: air quality, cultural resources, greenhouse gas (GHG) emissions, hazards and hazardous materials, noise, and transportation/traffic. Implementation of the identified mitigation measures would reduce potentially significant impacts to a less than significant level, with the exception of the following: air quality (operational impacts, AQMP consistency, and cumulative operational impacts); GHG emissions (GHG emissions and GHG reduction plan consistency); and transportation/traffic (operational project and cumulative impacts at study area intersections and freeway facilities). These impacts would be significant and unavoidable and would require adoption of a Statement of Overriding Considerations should the City choose to approve the proposed project.

Public Review Period: All interested parties are invited to submit written comments pertaining to the Draft EIR. The public review comment period for the Draft EIR will be 45 days, from November 14, 2016 to December 29, 2016. Please submit your written comments to:

Ms. Heather Allen, Planning Consultant
City of Fullerton, Community Development Department
303 West Commonwealth Avenue
Fullerton, California 92832
HeatherA@ci.fullerton.ca.us

Where the Draft EIR is Available: The City of Fullerton is the Lead Agency for the Draft EIR. Copies of the Draft EIR are available for public review at the following locations to ensure that the Draft EIR is available during the entire 45-day review period:

- **City Hall, Community Development Dept.** – 303 W. Commonwealth Ave., Fullerton, CA 92832, during regular business hours of 7 AM – 4 PM Monday, 7 AM – 5 PM Tuesday – Thursday, 7:30 AM – 4 PM alternate Fridays. City Hall is closed alternate Fridays, legal holidays, and possibly December 26 –30, 2016.
- **Fullerton Public Library, Main Branch** – 353 W. Commonwealth Ave., Fullerton, CA 92832 during regular business hours of 10 AM - 9 PM Monday -Thursday, 10 AM to 5 PM Friday and Saturday, and 1 PM to 5 PM Sunday. The library is closed on legal holidays.
- **City Web Site** – access is available 24 hours/day, 7 days per week.
https://www.cityoffullerton.com/gov/departments/dev_serv/development_activity/beckman.asp

Public Hearing: Written and oral comments regarding the Draft EIR may also be submitted at public hearings that will be held before the City of Fullerton Planning Commission and City Council. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Notices advertising public hearing dates will be provided separately. Please contact the City at the address above, should you wish to be notified of future hearing dates.