



Memorandum

DATE June 20, 2013
TO City of Fullerton
CONTACT Heather Allen, Planning Manager
FROM Karen Gulley, Principal
SUBJECT Summary of Comments from EIR Session Conducted on May 23, 2013
PROJECT NO. FUL-01.2

The City of Fullerton held a public scoping meeting for the CollegeTown Specific Plan and accompanying Draft EIR on May 23, 2013. The purpose of the meeting was to present the project to the public and to permit agencies and members of the public to raise any project-related concerns and to suggest issues or potential impacts that should be addressed in the Draft EIR. The scoping meeting was held at the Grand Hall at Fullerton Community Center, 340 W. Commonwealth Avenue. Issues and comments raised at the scoping meeting included potential impacts related to traffic and circulation, Nutwood Avenue closure from Titan Drive to Folino Drive, alternatives to the Nutwood Avenue closure, parking, pedestrian circulation and safety, police and fire services, and noise. Information and comments from the scoping meeting are incorporated into appropriate sections of the Draft EIR.

Attached is a summary table of individual comments.



Public Comments
Traffic volumes fluctuate throughout the day. The Project Traffic study should consider peak hour traffic impacts, especially on Commonwealth and State College.
A traffic study was prepared for another project near the freeway (and/or for the freeway). Will this traffic study, including traffic volumes identified from this/these other reports be considered in the CollegeTown traffic study?
Are traffic lights in the area synchronized?
Will there be more parking spaces in the future than there are now? Will the Project increase parking impacts?
CollegeTown will result in demand for additional parking spaces. If additional parking is required for new uses only, how will the existing lack of parking be addressed?
Concerned about pedestrian safety. How will the Project impact pedestrian safety from an increase in both pedestrian traffic and vehicle traffic at State College/Nutwood and the Nutwood/Placentia intersections. (Nutwood has a lot of students walking under the 57 freeway to Placentia.) The EIR should consider an alternative that includes a pedestrian bridge over Nutwood Avenue.
Concerned with the closure of Nutwood. Will the Nutwood on-off ramps be closed? The EIR should consider the delay caused to the freeway on- and off-ramps from the closure of Nutwood Avenue.
Who will own the Nutwood right-of-way (ROW).
Traffic counts should be conducted when school is in session, not during summer.
Will the traffic study evaluate how college traffic accesses the site?
The traffic study should consider secondary effects of traffic in the neighborhood to the northwest: Nutwood Avenue/Mountain View Place intersection and impacts (on Dorothy Lane) near Troy High School as a result of traffic associated with the drop off of high school students. Concerned about congestion at these existing intersections and how the project will increase impacts.
Traffic counts should be taken at the beginning of the semester.
Concerned about traffic impacts from an increase in traffic volumes on State College Boulevard and Nutwood Avenue. There are intersection(s) on Nutwood and Chapman that are difficult to exit when traffic is heavy. Will intersections be widened?
Concerned about traffic impacts to the intersection of Acacia/Chapman, especially with neighborhood traffic being directed to Chapman.
Study the impact of closing Nutwood Avenue. Look at an alternative that locates the park on Cal State Fullerton campus instead of closing Nutwood.
Consider an alternative that involves a pedestrian overpass instead of closing Nutwood.



<p>Wants quiet neighborhood without impacts. Concerned about an increase in density causing impacts (e.g., noise).</p>
<p>The Traffic Study should evaluate intersections near Acacia Elementary School, Ladera Junior High, and Rosary High School. Concerned about project traffic plus traffic from other schools in the area, such as Acacia Elementary, Ladera Vista Junior High, Rosary High School.</p>
<p>The EIR should evaluate parking from college students impacting the neighborhoods.</p>
<p>Will there be more freeway construction in addition to what is going on now?</p>
<p>Concerned about the increase in density causing additional traffic impacts. Increases in traffic congestion may divert traffic. Chapman Ave/State College is congested and is difficult to turn left. Traffic may be diverted to Commonwealth too. Concerned with traffic impacts from Closure of Nutwood, State College Boulevard, Commonwealth, and San Carlos Street. Traffic from athletic events may generate more traffic and may make it even more difficult to get out of the neighborhoods during peak times of the day.</p>
<p>Concerned with pedestrian safety. There are a lot of accidents at the intersection of Commonwealth/Chapman. There are only 3 crosswalks. There is a lot of foot traffic from students parking in the neighborhood and walking to campus.</p>
<p>Need more crosswalks.</p>
<p>Concerned about the use of eminent domain to realize the plan,, specifically, the proposed extension of College Place to State College which goes through private property.</p>
<p>Concerned about closure of Nutwood. Should evaluate other alternatives such as building two bridges over the roadway.</p>
<p>Closure of Nutwood should be put to a vote by city residents.</p>
<p>Requests a map that identifies traffic volumes that would be diverted to Chapman Avenue. Proposes an alternative that looks at a pedestrian bridge over Nutwood in lieu of closing Nutwood, similar to the pedestrian bridge that was there previously.</p>
<p>What is the projected enrollment of the colleges in the next 10 years? Trend towards on-line classes mean there may not be more students on campus, therefore making the closure of Nutwood and the Specific Plan unnecessary</p>
<p>Concerned with the closure of Nutwood. Proposes an overpass bridge or an underground tunnel as an alternative.</p>
<p>Why are properties west of State College not included in the Specific Plan project area?</p>
<p>Integrate the Fullerton Downtown Core and Corridors Specific Plan with the CollegeTown Specific Plan.</p>



Proposes looking at alternative that allows thru traffic on Nutwood.
Concerned with police/fire service impacts due to reduced circulation from closure of Nutwood.
Doubtful that students will not use cars despite the proposed pedestrian/bicycle amenities and network. Concerned that the increase in student population and proposed buildout will worsen traffic congestion.
Concerned about the impact closure of Nutwood will have on businesses on Placentia east of the 57
Is parking capacity being addressed with the proposed increase in development potential for both residents and visitors? Will there be more parking structures to accommodate existing and future parking needs for residents and visitors?
Supports the Specific Plan and likes that there will be less exits from 57 freeway into the neighborhood.
Was there a finding for lack of student housing on/near the colleges?
In considering projects around the area, the CollegeTown Specific Plan EIR should consider growth from these projects but should not assume that the light rail will materialize (i.e., do not assume a reduction in traffic from transit availability from light rail).
Concerned that the Specific Plan proposes to close the frontage street along Chapman (adjacent to residences south of Chapman) which could lead to property value loss.
Concerned with safety impacts from an increase in noise.
Concerned with traffic impacts to other streets outside the Specific Plan area such as Dorothy Lane.
Concerned with traffic impacts to other intersections outside the Specific Plan area such as the intersection of State College/Dorothy.
Concerned with traffic impacts to the intersection of State College/Chapman.
What are the impacts on the college students and what was their feedback?
Concerned about allowing certain uses, such as liquor stores and bars.
Is CollegeTown considered part of the campus or not?
Concerned with traffic impacts of Nutwood closure to intersection of State College/Yorba Linda which is heavily traveled by students.
Concerned with additional traffic on the following streets as a result of trips diverted through the neighborhood to avoid college traffic as a result of congestion caused by the project: Riverside Drive, Yorba Linda Boulevard, Fullerton Creek Road, and the intersection of Raymond/Chapman.
Concerned with traffic impact on Yorba Linda, especially to access shopping center near Placentia. The project would impact access on Yorba Linda Boulevard.



Concerned with closing frontage road along Chapman Avenue. Will the Project add a lane on Chapman?
Concerned with traffic impact to intersection of Acacia/Dorothy. Also, concerned that college students will not stay on campus or in the area thus leading to more traffic.
Will the EIR use projections developed by Cal State Fullerton? What if their projections are not valid?
Traffic generated by the project may not be local. Will the traffic analysis consider the amount of "outside" traffic that is generated by the CollegeTown project (even from as far as San Luis Obispo)?
EIR should consider special events held at the Cal State Fullerton campus which generate non-local traffic, such as the sports events on weekdays and weekends.
Will the current traffic management plan be addressed? It is not performing well, especially in regards to parking and traffic impacts to the Acacia neighborhood (like the lack of signalized intersection at neighborhood entry). The EIR should consider this impact on neighborhoods from existing impacts and also Project impacts.
Parking structures at Cal State Fullerton is often at capacity resulting in students parking in the neighborhoods and then walking/biking to the campus. A parking structure is needed to accommodate the increase in people. Concerned about the Nutwood closure.
How would not closing Nutwood impact the current proposed CollegeTown plan? What elements of the design would not happen?
Isolate the impacts of the Nutwood Closure. Evaluate an Alternative in EIR that allows Nutwood Avenue to remain open. Concerned about safety issues from closure of Nutwood Avenue.
What is the market for the increased intensity and is it necessary to increase building height?
Change in the Specific Plan may result in existing land owners not being able to expand to "grandfathered use"?
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Will City Council vote on the closure of Nutwood?
Could the closure of Nutwood be determined independent of the Specific Plan?
Who can initiate a request to close Nutwood?
Will there be one hour parking restrictions on the streets?
Is anyone checking and enforcing parking restrictions?