



Appendix A:

**Notice of Preparation/Initial Study Checklist**





## NOTICE OF PREPARATION

**TO:** Interested Agencies and Organizations (refer to attached Distribution List)

**SUBJECT:** **Notice of Preparation of a Draft Environmental Impact Report for The Fullerton Plan 2030 (Fullerton General Plan Update)**

**CEQA LEAD AGENCY & CONTACT:** City of Fullerton, 303 West Commonwealth Avenue, Fullerton, California 92832  
Ms. Heather Allen, AICP, Planning Manager  
Tel.: 714.738.6884; FAX: 714.738.3110; Email: HeatherA@ci.fullerton.ca.us

The City of Fullerton is commencing the preparation of a Draft Environmental Impact Report for The Fullerton Plan 2030 (Fullerton General Plan Update) and has released this Notice of Preparation (NOP) per the requirements of the California Environmental Quality Act (CEQA).

The City wants to know your views and specific concerns related to the Project's potential environmental effects. Information gathered during the NOP comment period will be used to shape and focus future analysis of environmental impacts. If you are a public agency, the City is interested in your agency's views, as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the EIR prepared by the City when considering issuance of a permit or approval of a project in your jurisdiction.

### **NOP COMMENT PERIOD:**

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent not later than 30 days after receipt of this notice. The NOP public comment period begins on May 9, 2011 and ends on June 7, 2011. Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

### **DOCUMENT AVAILABILITY:**

The Project description, location, and potential environmental effects are contained in the attached Environmental Checklist/Project Information Packet. Copies of the attached materials are also available for public review at the following locations:

- City of Fullerton Community Development Department, 303 West Commonwealth Avenue, Fullerton, California 92832;
- Hunt Branch Library, 201 South Basque Avenue, Fullerton, California 92833; and
- [http://www.cityoffullerton.com/depts/dev\\_serv/general\\_plan\\_update/default.asp](http://www.cityoffullerton.com/depts/dev_serv/general_plan_update/default.asp)

**PROJECT LOCATION:** City of Fullerton, County of Orange, California.

### **PROJECT DESCRIPTION (brief):**

The Fullerton Plan 2030 (General Plan Update) is a comprehensive update of the 1996 General Plan. The purpose of The Fullerton Plan is to provide the City Council, Planning Commission, and Staff, and the entire community with a comprehensive and internally consistent plan to guide the City's decision-making and development processes through to the General Plan Horizon Year (2030). The work program includes a comprehensive update of the General Plan baseline data, goals, and policies.

**Date:** May 3, 2011

**Signature:**

A handwritten signature in blue ink that reads "Heather Allen".

Heather Allen, AICP  
Planning Manager

**Title:**

**Telephone:** 714.738.6884

## Distribution List

### Notice of Preparation and Other Environmental Documents

<b>Federal Agencies</b>			
<i>Agency/Name</i>	<i>Contact</i>	<i>Address</i>	<i>Comment</i>
U.S. Fish and Wildlife Service (760) 431-9440		6010 Hidden Valley Rd. Carlsbad, CA 92011	
U.S. Army Corps of Engineers Los Angeles Office (213) 452-3783	Environmental Resource Branch	915 Wilshire Blvd. Los Angeles, CA 90017	
<b>State Agencies</b>			
<i>Agency/Name</i>	<i>Contact</i>	<i>Address</i>	<i>Comment</i>
State Clearinghouse (Office of Planning & Research) <b>OPR:</b> 916-322-2318 Main 916-324-9936 Fax <b>SCH.</b> 916-445-0613 Main 916-323-3018 Fax state.clearinghouse@opr.ca.gov		Mailing Address: P.O. Box 3044 Sacramento, CA 95812-3044 Location: 1400 Tenth St. Sacramento, CA 95814	Send 15 copies.
State Water Resources Control Board (951) 782-4130	Santa Ana Region	3737 Main St., Ste. 500 Riverside, CA 92501-3339	
Air Resources Board		9428 Telstar Ave. El Monte, CA 91731	
CALTRANS District 12 (949) 724-2000 www.dot.ca.gov/dist12	Coordinator Adv. Planning Branch	3337 Michelson Drive, Suite CN-380 Irvine, CA 92612-1699	
Department of Conservation	Karen Yowell	801 "K" St., Mail Stop 24-01 Sacramento, CA 95814	
Department of Fish and Game (858) 467-4201	Region 5	4949 Viewridge Ave. San Diego, CA 92123	
Department of Toxic Substances Control <a href="http://www.dtsc.ca.gov/">http://www.dtsc.ca.gov/</a>			
Native American Heritage Commission www.nahc.ca.gov  90 Day notice Gov. Code § 65352.3	Rob Wood 916-653-4040 (916-653-4004?) Fax: (916) 657-5390	915 CAPITOL MALL, ROOM 364 SACRAMENTO, CA 95814	Fax Indian Consultation Form for all "Gen. Plan" Actions
<b>County and Regional Agencies</b>			
<i>Agency/Name</i>	<i>Contact</i>	<i>Address</i>	<i>Comment</i>
Southern California Association of Governments (SCAG) (213) 236-1800 www.scag.ca.gov		818 W. 7 <sup>th</sup> St., 12 <sup>th</sup> Floor Los Angeles, CA 90017	Add CAG Clearinghouse # to NOA & other corresp.
South Coast Air Quality Management Dist. (SCAQMD) (909)396-2000 www.aqmd.gov		21865 E. Copley Dr. Diamond Bar, CA 91765.	Send copy of AQ study with the ND/EIR
Orange County Transportation Authority (OCTA) www.octa.net		550 S. Main St., P.O. Box 14184 Orange, CA 92863	
Airport Land Use Commission (ALUC)		3160 Airway Ave. Costa Mesa, CA 92626	
Local Agency Formation Commission (LAFCO) (714) 834-2556 www.oclafco.ca.gov		12 Civic Center Plaza, Rm. 235 Santa Ana, CA 92701	

## Distribution List

### Notice of Preparation and Other Environmental Documents

<i>Agency/Name</i>	<i>Contact</i>	<i>Address</i>	<i>Comment</i>
Sanitation District of Orange County (714) 962-2411 www.ocsd.com	Adam Nazaroff 714-593-7854 anazaroff@ocsd.com	<u>Mailing Address:</u> P.O. Box 8127 Fountain Valley, CA 92728-8127 <u>Reclamation Plant #1 Admin. Offices:</u> 10844 Ellis Avenue Fountain Valley, CA 92708-7018	
Metropolitan Water District of Southern California (213) 217-6000	Ms. Rebecca De Leon <i>Environmental Planning Team</i>	700 N. Alameda Street, US3-230 Los Angeles, CA 90012	
Orange County Water District (714) 378-3200 www.ocwd.com		PO Box 8300 Fountain Valley, CA 92728-8300	
Orange County Flood Control District (714) 834-5618 www.ocflood.com		<u>Mailing Address:</u> Orange County Resources & Development Management Dept Flood Control Division P.O. Box 4048 Santa Ana, CA 92702-4048 <u>Location:</u> 300 N. Flower St., 7th Floor Santa Ana, CA 92703	
County of Orange <ul style="list-style-type: none"> <li>• Environmental &amp; Planning Services Div.</li> <li>• Traffic Engineering Div.</li> <li>• Transportation Planning Div.</li> <li>• Harbors, Beaches &amp; Parks</li> </ul>		P.O. Box 4048 Santa Ana, CA 92702-4048	
County of Orange - Clerk/Recorder 714-834-2500 www.ocgov.com/recorder		P.O. Box 238 Santa Ana, CA 92702-0238	
County of Orange Integrated Waste Management Board (714) 834-4000 www.oclandfills.com		320 N. Flower St., Ste. 400 Santa Ana, CA 92703	
Orange County Health Care Agency (714) 834-4722 www.ochealthinfo.com		PO Box 355 Santa Ana, CA 92702	
<b>Local Agencies &amp; School Districts</b>			
<i>Agency/Name</i>	<i>Contact</i>	<i>Address</i>	<i>Comment</i>
City of Anaheim (714) 765-5139	Planning Department	200 S. Anaheim Blvd. Anaheim, CA 92805	
City of Brea (714) 990-7600	Planning Department	1 Civic Center Circle Brea, CA 92821	
City of Buena Park 714-562-3611	Planning Department	6650 Beach Blvd. Buena Park, CA 90622	
City of La Habra (562) 905-9724	Planning Department	P.O. Box 337 La Habra, CA 90633-0337	
City of La Mirada (562) 943-0131	Planning Department	13700 La Mirada Blvd. La Mirada, CA 90638	
City of Placentia (714) 993-8124	Planning Department	401 E. Chapman Ave. Placentia, CA 92870	
Fullerton School District (714) 447-7400	Mitch Hovey, Superintendent	1401 W. Valencia Dr. Fullerton, CA 92833	

## Distribution List

### Notice of Preparation and Other Environmental Documents

<i>Agency/Name</i>	<i>Contact</i>	<i>Address</i>	<i>Comment</i>
Fullerton Joint Union High School District (714) 870-2800	George Giokaris, Superintendent	1051 W. Bastanchury Rd. Fullerton, CA 92833-2247	
North Orange County Community College District		1830 W. Romneya Dr. Anaheim, CA 92801-1819	
La Habra City School District (562) 690-2305		500 N. Walnut St. La Habra, CA 90631	
Placentia Unified School District (714) 996-2550		1301 E. Orangethorpe Ave. Placentia, CA 92870	
Norwalk/La Mirada Unified School District (562) 868-0431 ex. 2122		12820 Pioneer Blvd. Norwalk, CA 90650-2894	
<b>Utility Companies</b>			
<i>Agency/Name</i>	<i>Contact</i>	<i>Address</i>	<i>Comment</i>
Edison International		1851 W. Valencia Dr. Fullerton, CA 92833	
Southern California Gas Company		1919 S. State College Blvd. Anaheim, Ca 92805	
MG Disposal Systems (714) 238-3300		<u>Mailing Address:</u> Post Office Box 309 Anaheim California 92815 <u>Location:</u> 1131 North Blue Gum Street Anaheim, California 92806	
<b>Organizations &amp; Individuals</b> ( <i>send only to applicable organizations</i> )			
Fullerton Chamber of Commerce (714) 871-3100		444 N. Harbor Blvd. - Suite 200 Fullerton, CA 92832	
Fullerton Heritage		P.O. Box 3356 Fullerton, CA 92834	
North Fullerton Homeowners Association		P.O. Box 5358 Fullerton, CA 92838	
Fullerton Citizens for Smart Growth	Paulette Marshall-Chaffee, Doug Chafee	315 Marion Fullerton, CA 92835	
Friends of Coyote Hills		P.O. Box 5267 Fullerton, CA 92838	
Gabrielino/Tongva Tribe	Anthony Morales, Chairperson	PO Box 693 San Gabriel, CA 91778	
Gabrielino Tongva Indian Tribal Council	Robert Dorame	PO Box 490 Bellflower CA 90707	Update 1/22/08
<b>Newspapers</b>			
<i>Agency/Name</i>	<i>Contact</i>	<i>Address</i>	<i>Comment</i>
Fullerton Observer (714) 525-6402		P.O. Box 7051 Fullerton, CA 92834	Send notices, envelopes to this address
Fullerton Observer	Sharon Kennedy	118 W. Brookdale Pl. Fullerton, CA 92832	Send any bulky materials to this address
Fullerton News-Tribune	Adam Townsend	c/o City of Fullerton – Sylvia Palmer Public Information Officer (O. C. Register 1771 S. Lewis Anaheim, CA 92805)	
Orange County Times	Christine Castro	P.O. Box 2008 Costa Mesa, CA 92626	
Orange County Register	Eric Carpenter	1771 S. Lewis St. Anaheim, CA 92805	Or, give to Sylvia (CM ofc.) with Tribune's Notice

## Distribution List

### Notice of Preparation and Other Environmental Documents

<b>City of Fullerton Departments</b>			
<i>Agency/Name</i>	<i>Contact</i>	<i>Address</i>	<i>Comment</i>
Airport		4011 W. Commonwealth Ave Fullerton, CA 92833	
Fire Department		312 E. Commonwealth Ave. Fullerton, CA 92832	
Library		353 W. Commonwealth Ave. Fullerton, CA 92832	
Police Department		237 W. Commonwealth Ave. Fullerton, CA 92832	
Maintenance Services Dept.	Director	1580 W. Commonwealth Ave. Fullerton, CA 92833	
<ul style="list-style-type: none"> <li>- Parks and Recreation</li> <li>- Engineering</li> <li>- Traffic</li> <li>- Community Dev.</li> <li>- Counter</li> <li>- Planning</li> </ul>	<ul style="list-style-type: none"> <li>- Director</li> <li>- Director</li> <li>- Mark Miller</li> <li>- Director</li> <li>- Project Planner</li> <li>- Project Planner</li> </ul>	C/O City Hall 303 W. Commonwealth Fullerton, CA 92832	

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# **THE FULLERTON PLAN 2030 PROGRAM EIR ENVIRONMENTAL CHECKLIST AND PROJECT INFORMATION PACKET**

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**LEAD AGENCY:**

**City of Fullerton**

303 West Commonwealth Avenue  
Fullerton, California 92832

*Contact: Ms. Heather Allen, AICP, Planning Director*  
714.738.6884



**PREPARED BY:**

**RBF Consulting**

14725 Alton Parkway  
Irvine, California 92618

*Contact: Mr. Glenn Lajoie, AICP*  
*Ms. Rita Garcia*  
949.472.3505

May 3, 2011

JN 10-105292



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## I. INTRODUCTION

The City of Fullerton has distributed the Notice of Preparation and this Environmental Checklist/Project Information Packet for The Fullerton Plan 2030 Program EIR. The Fullerton Plan 2030 involves updating and revising the City's existing 1996 General Plan. The Fullerton Plan 2030 Program EIR is a public document that assesses the overall environmental impacts of The Fullerton Plan at a program level of detail and recommends measures to lessen or avoid potential environmental impacts. The Program EIR generally analyzes The Fullerton Plan's broad environmental impacts and provides a baseline against which future projects will be analyzed. The Program EIR is to be used as a companion document to The Fullerton Plan 2030.

## II. STATUTORY AUTHORITY AND REQUIREMENTS

Due to the decision to prepare an Environmental Impact Report, an Initial Study was not prepared. This option is permitted under *CEQA Guidelines* Section 15063, *Initial Study*, which states the following:

- (a) *Following preliminary review, the lead agency shall conduct an initial study to determine if the project may have a significant effect on the environment. If the lead agency can determine that an EIR will clearly be required for the project, an initial study is not required but may still be desirable.*
  - (1) *All phases of project planning, implementation, and operation must be considered in the initial study of the project.*
  - (2) *To meet the requirements of this section, the lead agency may use an environmental assessment or a similar analysis prepared pursuant to the National Environmental Policy Act.*
  - (3) *An initial study may rely upon expert opinion supported by facts, technical studies or other substantial evidence to document its findings. However, an initial study is neither intended nor required to include the level of detail included in an EIR.*
- (b) *Results.*
  - (1) *If the agency determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency shall do one of the following:*
    - (A) *Prepare an EIR....*

The City of Fullerton has prepared the Notice of Preparation pursuant to *CEQA Guidelines* Section 15082, *Notice of Preparation and Determination of Scope of EIR*, which states the following:

- (a) *Notice of Preparation. Immediately after deciding that an environmental impact report is required for a project, the lead agency shall send to the Office of Planning and Research and each responsible and trustee agency a notice of preparation stating that an environmental impact report will be prepared. This notice shall also be sent to every federal agency involved in approving or funding the project.*



### III. BACKGROUND

The City's existing General Plan was last comprehensively updated in September 1996. The 1996 General Plan addresses the seven State-mandated topical areas, three regionally-mandated issues, and two additional topical areas in the following elements:

- Vision Statement;
- Land Use;
- Circulation;
- Housing;
- Resource Management;
- Community Health and Safety;
- Community Services;
- Regional Coordination; and
- Implementation.

The 1996 General Plan designates approximately 7,207 acres for residential land uses, with a development potential of approximately 49,662 dwelling units (DU) at buildout.<sup>1, 2</sup> The 1996 General Plan buildout population projection is approximately 138,060 persons, assuming 2.78 persons per household. Additionally, approximately 7,032 acres are designated for non-residential land uses, with a development potential of approximately 54.2 million square feet (SF). Because of the time that has elapsed since adoption of the Fullerton General Plan 1996, it contains outdated information, projections, and policy direction, which are not beneficial to the community's decision-making process. As a result, it was determined that an update to the City's General Plan was warranted.

The Fullerton Plan 2030 was developed through a process involving extensive community outreach, working sessions with City staff and department heads, meetings with various City commissions and committees, and continuous dialogue with the citizen-based General Plan Advisory Committee. Comments and feedback from these groups contributed to development of The Fullerton Plan goals and policies, ensuring that they are reflective of the City's desired future.

Preparation of The Fullerton Plan 2030 has consisted of technical studies, analysis of data and issues, review of alternative development scenarios, and preparation of draft elements that support the proposed goals and policies. Following preparation of the draft elements, recommendations were developed and ultimately, The Fullerton Plan 2030 will be presented to the City Council for review and approval.

### IV. LOCATION AND ENVIRONMENTAL SETTING

The City of Fullerton (City) is located within the northern portion of Orange County, California, approximately 26 miles southeast of Downtown Los Angeles and approximately 12 miles north of Santa Ana; refer to [Exhibit 1, \*Regional Context\*](#). The City is bordered by the cities of La Mirada, La Habra, and Brea to the north, unincorporated County of Orange and City of Anaheim to the south, Cities of Yorba Linda and Placentia to the east, and unincorporated County of Orange and cities of La Mirada and Buena Park to the west.

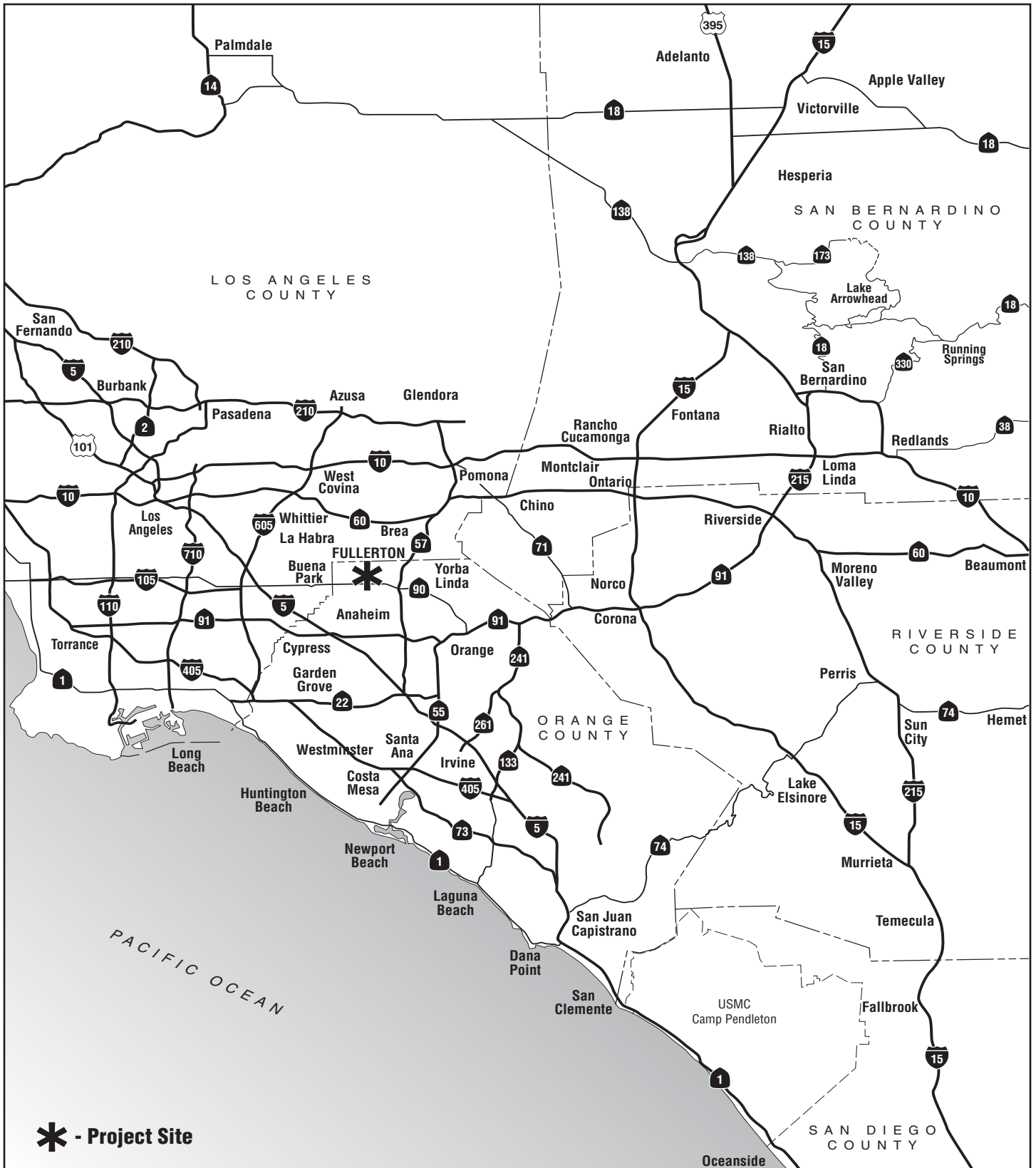
Regional access to the City is provided via the Orange Freeway (State Route (SR) 57), which is located near the City's eastern boundary, and the Riverside Freeway (SR-91), which forms the City's southern boundary. Additionally, various arterial highways intersect the City, including Harbor Boulevard and Malvern Avenue/Chapman Avenue, among others.

Fullerton encompasses approximately 14,376 acres (approximately 22.3 square miles) within an urbanized portion of north Orange County; refer to [Exhibit 2, \*Planning Area\*](#). The City, which was incorporated in 1904, is approximately 90 percent built-out, exclusive of open space, parks, and recreational facilities. [Table 1, \*Existing Land Uses\*](#), outlines the City's existing land uses (as of 2010).

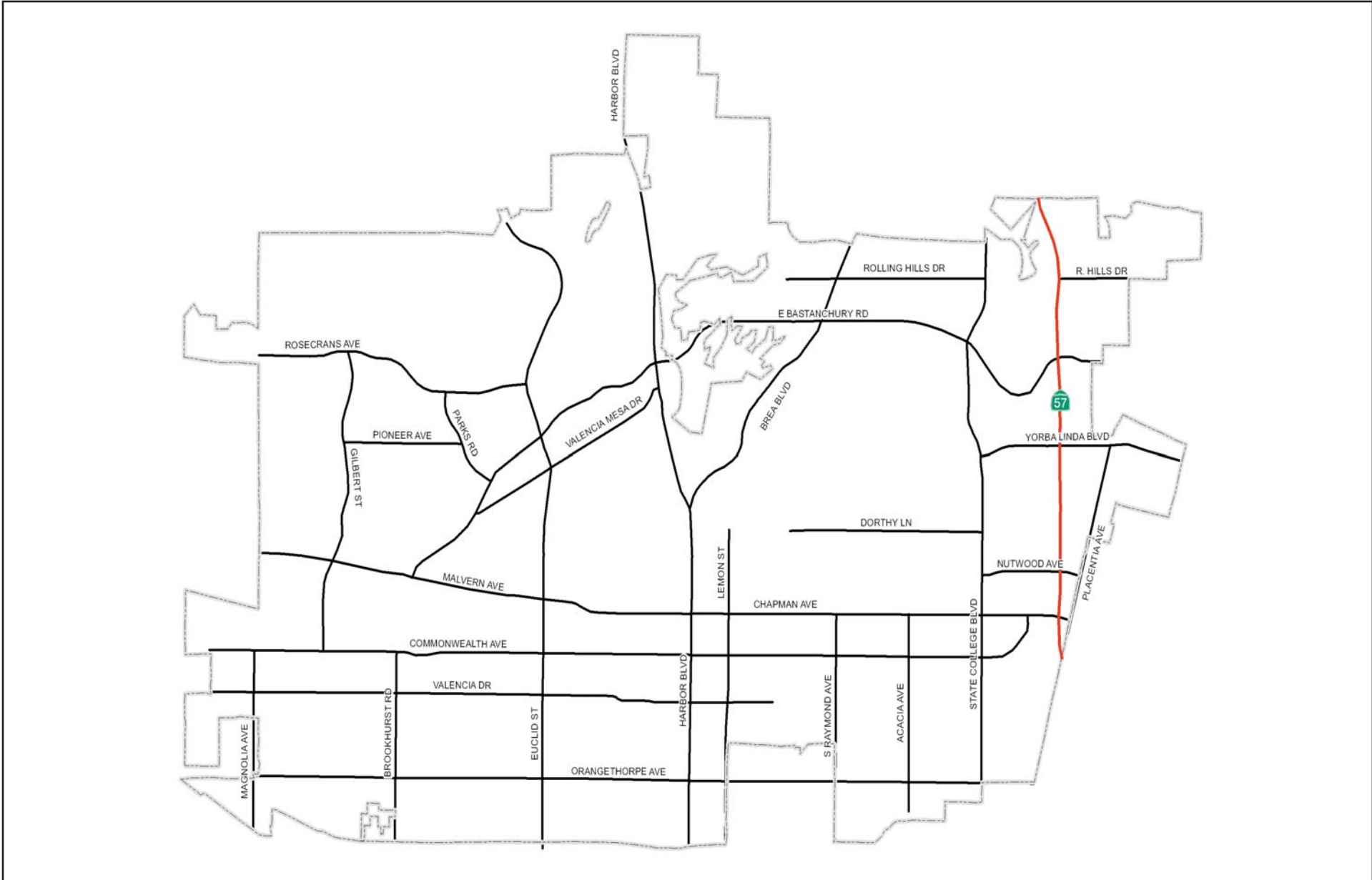
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<sup>1</sup> City of Fullerton, *City of Fullerton General Plan Land Use Element Table LU-2, 1994 General Plan Land Use Summary, and Table LU-3, Preferred Land Use Buildout*, February 11, 1997.

<sup>2</sup> Includes 524 dwelling units located on non-residentially-designated land.



**\* - Project Site**



NOT TO SCALE



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ENVIRONMENTAL CHECKLIST  
 THE FULLERTON PLAN 2030 PROGRAM EIR  
**Planning Area**

**Exhibit 2**



**Table 1  
Existing Land Uses**

Existing Land Use	Acreage	Square Feet	Dwelling Units
<b>Residential</b>			
Single-Family Residential	5,263.94	0	25,558
Multi-Family Residential	1,013.77	0	19,646
<i>Residential Sub-Total</i>	<i>6,277.71</i>	<i>0</i>	<i>45,204</i>
<b>Commercial</b>			
Commercial-Residential	22.71	394,799	743
Commercial-Retail	818.79	11,227,364	0
Office	94.20	1,399,385	0
<i>Commercial Sub-Total</i>	<i>935.7</i>	<i>13,021,548</i>	<i>743</i>
<b>Industrial</b>			
Light Industrial	1,185.43	22,412,065	0
Airport	77.25	275,232	0
<i>Industrial Sub-Total</i>	<i>1,262.68</i>	<i>22,687,297</i>	<i>0</i>
<b>Public/Religious</b>			
Church	18.28	264,150	0
College/University	322.23	7,259,390	0
Government Facilities	249.84	1,164,802	0
School	332.38	668,354	0
<i>Public/Religious Sub-Total</i>	<i>922.73</i>	<i>9,356,696</i>	<i>0</i>
<b>Open Space/Parks/Recreation</b>			
Park	255.93	88,950	0
Open Space	345.14	0	0
Golf Course	408.35	35,577	0
<i>OS/Parks/Recreation Sub-Total</i>	<i>1,009.42</i>	<i>124,527</i>	<i>0</i>
<b>Agricultural</b>			
Agricultural	5.29	0	0
<i>Agricultural Sub-Total</i>	<i>5.29</i>	<i>0</i>	<i>0</i>
<b>Other</b>			
Parking Facilities	163.47	205,139	0
Utilities	29.08	234,376	0
Flood Control	103.09	11,432	0
Right-of-Way	337.53	0	0
Right-of-Way (no APNs)	2,621.00	0	0
<i>Other Sub-Total</i>	<i>3,254.17</i>	<i>450,947</i>	<i>0</i>
<b>Vacant</b>			
Vacant	708.71	0	0
<i>Vacant Sub-Total</i>	<i>708.71</i>	<i>0</i>	<i>0</i>
<b>Total</b>	<b>14,376.41</b>	<b>45,641,015</b>	<b>45,947</b>



As indicated in [Table 1](#), the City's existing housing stock is comprised of 45,947 DU. The majority of the residential uses are single-family residential units (25,558 DU). The City's existing population is approximately 135,314 persons. Additionally, approximately 45.6 million SF of non-residential land uses exist in the City, providing an estimated 59,851 jobs.<sup>3</sup> The majority of the nonresidential land uses are Light Industrial (approximately 22.4 million SF). Approximately 709 acres of vacant land, which is interspersed throughout the City, remains.

## V. PROJECT DESCRIPTION

The Fullerton Plan 2030 is a comprehensive update of the 1996 General Plan. While The Fullerton Plan may contain similar goals, policies, or other components of the previous plan, this Plan has been custom-tailored to meet the needs and issues of the City at the present time and foreseeable future. The update process is anticipated to be completed by December 2011. The purpose of The Fullerton Plan is to provide the City Council, Planning Commission, and Staff, and the entire community with a comprehensive and internally consistent plan to guide the City's decision-making and development processes through to the General Plan Horizon Year (2030).

### PLAN COMPONENTS

The Fullerton Plan 2030 begins with a Vision- a statement of what Fullerton hopes to become through the implementation of the Plan. The Fullerton Vision is then followed by four Master Elements, each containing related chapters: The Fullerton Built Environment; The Fullerton Economy; The Fullerton Community; and The Fullerton Natural Environment. Each chapter within The Fullerton Plan contains one or more goals and associated policies and actions to achieve those goals, which in turn support The Fullerton Vision. The goals, policies, and actions work together to guide the City's future decisions and growth. The Fullerton Implementation Strategy chapter addresses the methods by which the policies and actions can achieve The Fullerton Plan goals and how the City will monitor its progress in achieving those goals. Additional technical information and supporting background material area provided in The Fullerton Plan Appendices.

The Fullerton Plan's major components are:

1. Update of existing conditions, with year 2010 serving as the baseline year.
2. Update of General Plan development projections to the year 2030. Projections for residential and non-residential development, and population and employment have been updated for the year 2030.
3. Update of the Land Use Element, including the establishment of allowable residential densities and non-residential intensities.
4. Rename the 1996 General Plan "land use designations" to "community development types." These will continue to function as land use designations pursuant to General Plan law.
5. Create two new community development types (i.e., Neighborhood Center Mixed-Use and Urban Center Mixed-Use); given the 1996 General Plan land use designations do not encompass the higher end of the density/intensity range now desired for specific areas of the City.
6. Establish guiding principles, derived from the City's vision for Fullerton. The principles will guide the City's General Plan process, upon which to develop new goals, policies, and implementation actions. As guidelines and points of reference, the principles will also connect actions to goals.

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<sup>3</sup> Stanley R. Hoffman Associates, *City of Fullerton General Plan Update Economic Trends and Key Issues Table 5-1, Historic Employment Growth Trends*, December 8, 2009.





7. Communicate the “Vision for Fullerton” through a Vision Statement to establish a community-based foundation that captures the City’s qualities, values, and characteristics, now and in the future.
8. Communicate “Areas of Change” through a general citywide Areas of Change Map to convey those parts of Fullerton that are envisioned to largely remain unchanged and those where change is anticipated or planned.
9. Communicate “Focus Areas” (i.e., Focus Area Overlay) through a citywide Focus Area Map to more specifically identify those parts of Fullerton where potential change is anticipated or planned.
10. Add to, delete, or modify the 1996 General Plan goals, policies, and programs.
11. Amend the remaining General Plan Elements to reflect the components described above.

## PLAN ELEMENTS

The Fullerton Plan 2030 includes the following four Master Elements, each containing related chapters:

### The Fullerton Built Environment Element

Community Development and Design Element. The Community Development and Design Element addresses the State-mandated components for land use elements. The Element also provides community design guidance, frames future community-based planning efforts for key focus areas within the City, and conserves and enhances the community’s image and character.

Housing Element. The Housing Element provides a detailed analysis of the City’s demographic, economic, and housing characteristics as required by State Law. The Housing Element also evaluates the City’s progress in implementing the previous document’s policy program and actions related to housing production, preservation, conservation, and rehabilitation.

Historic Preservation Element. The purpose of the Historic Preservation Element is to guide the preservation, protection, restoration, and rehabilitation of historical resources in order to reaffirm their continuing value as a resource contributing to the vitality and diversity of the present. This Element includes identifies Fullerton’s existing resources based upon comprehensive survey conducted in the City.

Mobility Element. The purpose of the Mobility Element is to further the attainment of a balanced, multi-modal transportation network that minimizes environmental and neighborhood impacts. This Element includes an assessment of the City’s existing and future system of roadways, bicycle and pedestrian facilities, bus and rail transit systems, and airport—all of which collectively provide for the movement of persons and goods throughout the City, the region, and beyond.

Bicycle Transit and Recreation. The purpose of the Bicycle Transit and Recreation Element is to provide Fullerton with a plan, as well as goals, policies, and actions, designed to meet commuter and recreational user needs and provide safe connectivity to and between activity centers within the City, and with adjoining jurisdictions.

Growth Management. The Growth Management Element addresses the Measure M required components for growth management and is intended to ensure that infrastructure planning meets the needs of current and future residents of Fullerton by setting forth policy related to growth management and providing implementation and monitoring provisions.



Noise. The purpose of the Noise Element is to examine noise sources in the City in order to identify and appraise the potential for noise conflicts and problems and to identify ways to reduce existing and potential noise impacts.

### **The Fullerton Economy Element**

Economic Development. The purpose of the Economic Development Element is to increase the wealth and standard of living of all residents in Fullerton with policies that support a diverse, innovative, competitive, entrepreneurial, and sustainable local economy.

Redevelopment and Revitalization. The purpose of the Redevelopment and Revitalization Element is to encourage public and private cooperative efforts that result in investment in redevelopment areas and improvements in the City's tax base.

### **The Fullerton Community Element**

Public Safety. The Public Safety Element seeks to sustain and improve the City's commitment to safety through proactive and comprehensive police and fire services that advance community outreach, education, and awareness, reinforce partnerships, promote prevention, and enhance the technical, logistical and technological systems and tools to prepare for and respond to public safety needs.

Public Health. The Public Health Element seeks to advance community health through enhancing convenient and safe opportunities for physical activity; facilitating access to healthful food and clean air and water; encouraging quality health care, elder care, and child care; providing educational resources; and promoting strong and stable neighborhoods.

Parks and Recreation. The purpose of the Parks and Recreation Element is to guide the acquisition, maintenance and development of parks, trails and recreational facilities and programs throughout the City.

Arts and Culture. The Arts and Culture Element seeks to increase access to the arts, heighten awareness of the existing cultural resources, reinforce the value of the City's libraries, encourage arts and culture-related partnerships, and expand opportunities for local cultural activities and visual and performing arts.

Education. The Education Element allows the City to contribute to and participate in the advancement of education and its related attributes (quality of life, arts and culture, sports, etc.) in Fullerton including partnership building, long-range planning, business development, and life-long learning opportunities.

Community Involvement. The purpose of the Community Involvement Element is to provide residents of Fullerton with information, education and opportunities for involvement in social, economic, environmental and operational issues that affect their lives.

### **The Fullerton Natural Environment Element**

Water. The purpose of the Water Element is to ensure that the City has adequate water resource capacities and water quality to meet future growth needs. The Water Element seeks to effectively manage water and natural watershed resources, including water supply, quality and conservation, and storm water.

Air Quality and Climate Change. The purpose of the Air Quality and Climate Change Element is to protect the health and welfare of the community through policies aimed at reducing greenhouse gas emissions and work toward reducing the potential adverse effects of global warming.



Integrated Waste Management. The Integrated Waste Management Element seeks to encourage solid waste reduction and provide for the efficient recycling and disposal of refuse and solid waste material without deteriorating the environment.

Open Space. The purpose of the Open Space Element is to maintain the overall quality of life in Fullerton through the management and protection of open space lands.

Natural Resources. The Natural Resources Element seeks to protect, maintain, and enhance its natural resources for the betterment of Fullerton.

Natural Hazards. The Natural Hazards Element seeks to reduce the potential risk of death, injuries, property damage and economic and social dislocation resulting from natural hazards within or affecting the Fullerton community.

### COMMUNITY DEVELOPMENT PLAN

The Fullerton Plan Community Development Plan, goals, and policies are essential components that guide future development in the City. The graphic depiction of the City's official policy relative to land use and community development is presented on Exhibit 3, *Community Development Plan*. It is noted, The Fullerton Plan maintains the currently adopted underlying land use designations pursuant to the 1996 General Plan (and subsequent amendments). Descriptions and images of intended form and character have been added to provide guidance on development. In The Fullerton Plan 2030, the 1996 General Plan's "land use designations" have been renamed "community development types." The community development types still function as land use designations under General Plan law.

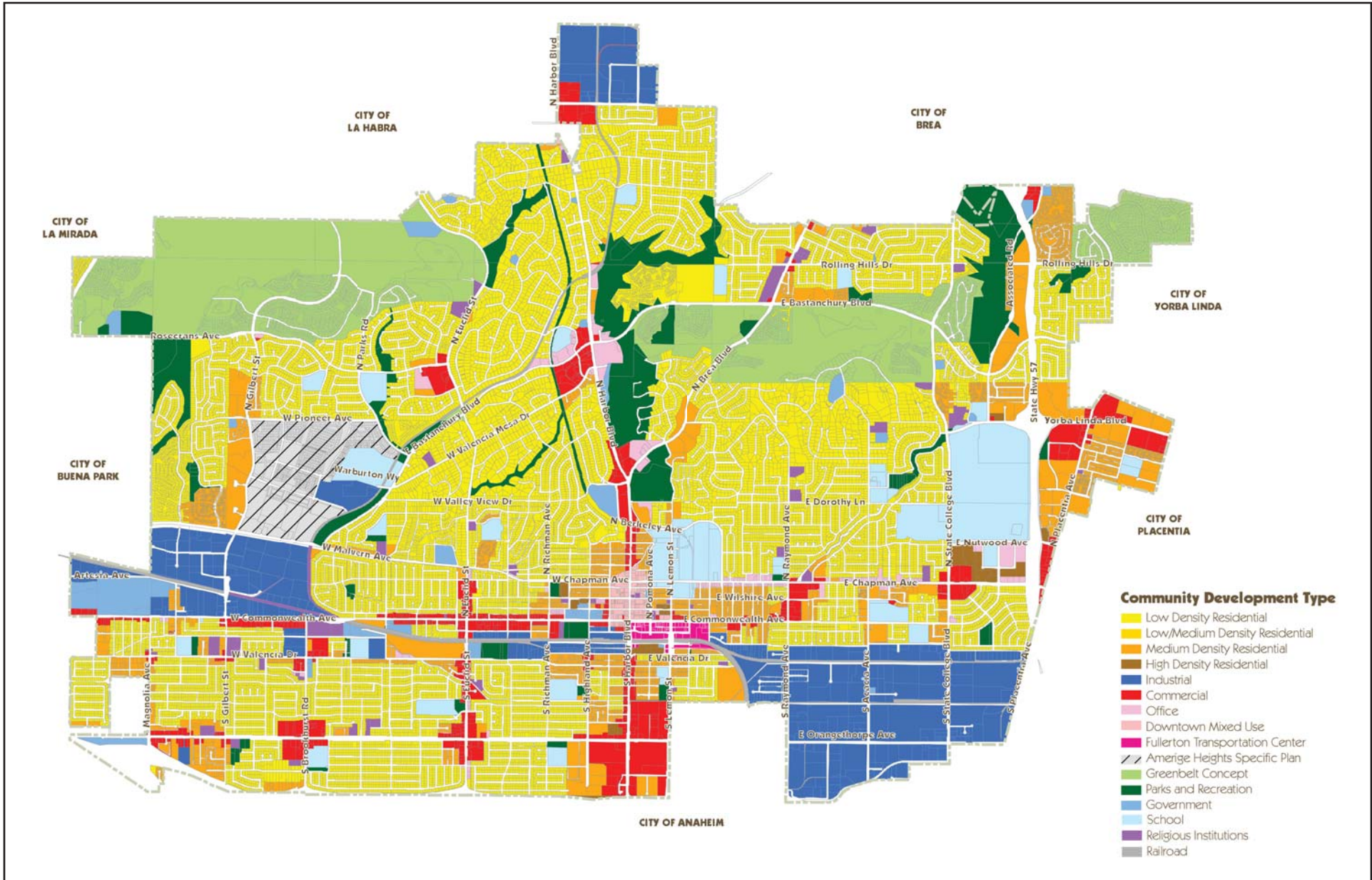
The Community Development Plan divides the City into community development types (i.e., land use designations) that define areas of the City by type of use, existing neighborhood character, and intent of future growth. Table 2, *Community Development Type Density/Intensity Summary*, outlines the community development types described in the Community Development and Design Element and illustrated in the Community Development Plan.

Twelve geographic focus areas have been identified in the City within which to concentrate future community-based planning efforts. Envisioned land uses and appropriate densities and intensities are generally described for each Focus Area. In addition, policy guidance for each Focus Area is provided. The Focus Areas illustrated on Exhibit 4, *Focus Area Map*, receive an Overlay Designation. For parcels that are within a Focus Area Overlay Designation, the underlying community development type (land use designation) applies until a specific plan, master plan, or other implementing document is prepared through a community through a community-based planning process, at which point a General Plan Amendment would be adopted to re-designate the land, if necessary.

Table 3, *The Fullerton Plan Land Use Projections (Buildout) 2030*, summarizes the projected total land use (buildout) in 2030 based on The Fullerton Plan's community development and design policies. As indicated in Table 3, buildout of The Fullerton Plan 2030 would result in approximately 56,130 DU at buildout, with a resultant population projection of approximately 165,303 persons (assuming 2.945 persons per household).<sup>4</sup> The majority of the residential uses (approximately 29,663 DU) would be multiple-family. Additionally, approximately 56.3 million SF of non-residential land uses are proposed. The majority of the non-residential uses (approximately 25.1 million SF) would be designated Light Industrial.

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<sup>4</sup> State of California, Department of Finance, E-5Population and Housing Estimates for cities, Counties, and the State, 2001-2010, With 2000 Benchmark, Sacramento, California, May 2010.



- Community Development Type**
- Low Density Residential
  - Low/Medium Density Residential
  - Medium Density Residential
  - High Density Residential
  - Industrial
  - Commercial
  - Office
  - Downtown Mixed Use
  - Fullerton Transportation Center
  - Amerige Heights Specific Plan
  - Greenbelt Concept
  - Parks and Recreation
  - Government
  - School
  - Religious Institutions
  - Railroad

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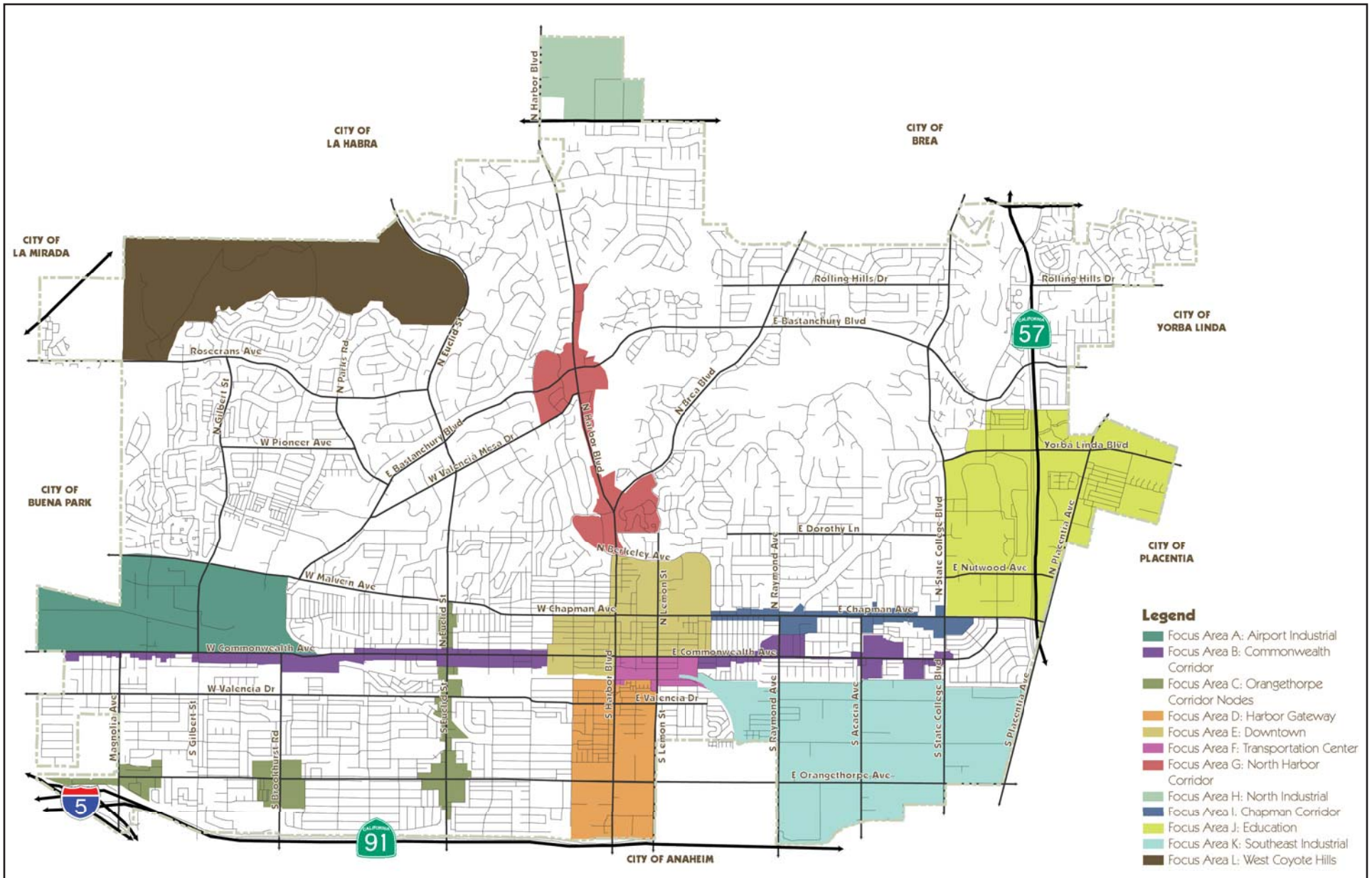
ENVIRONMENTAL CHECKLIST  
THE FULLERTON PLAN 2030 PROGRAM EIR

**Community Development Plan**



**Table 2  
Community Development Type Density/Intensity Summary**

Community Development Type	Residential Density	Non-Residential Intensity
<b>Residential</b>		
Low Density Residential	Up to 6 du/ac	N/A
Low/Medium Density Residential	7 to 15 du/ac	N/A
Medium Density Residential	16 to 28 du/ac	N/A
High Density Residential	Over 28 du/ac	N/A
Greenbelt Concept	Up to 3 du/ac	N/A
<b>Commercial</b>		
Commercial	N/A	Up to .35 FAR
Office	N/A	Up to .35 FAR
<b>Mixed Use</b>		
Downtown Mixed Use	30 to 60 du/ac	0.5 to 2.0 FAR
Neighborhood Center Mixed Use <sup>1,2</sup>	16 to 60 du/ac	0.5 to 3.0 FAR
Urban Center Mixed Use <sup>1</sup>	30 to 80 du/ac	0.75 to 3.0 FAR
<b>Industrial</b>		
Industrial		Up to .50 FAR
<b>Public Land</b>		
School Facilities	N/A	N/A
Government Facilities	N/A	N/A
Parks and Recreation	N/A	N/A
Religious Institutions	N/A	N/A
<b>Specific Plans</b>		
Amerige Heights Specific Plan	Based on Specific Plan	
1. This community development type is one of two new types that were created, because the 1996 General Plan land use designations do not encompass the higher end of the density/intensity range now desired for specific areas of the City. 2. Allowable density/intensity may vary, based on Focus Area policies.		
Source: RBF Consulting, <i>The Fullerton Plan Community Development and Design Element Table 2, Community Development Type Density/Intensity Summary</i> , April 2011.		



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ENVIRONMENTAL CHECKLIST  
 THE FULLERTON PLAN 2030 PROGRAM EIR  
**Focus Area Map**

**Exhibit 4**



**Table 3  
The Fullerton Plan Land Use Projections (Buildout) 2030**

Existing Land Use Acreage	Square Feet	Dwelling Units
<b>Residential</b>		
Single-Family Residential	0	26,467
Multi-Family Residential	0	29,056
<i>Residential Sub-Total</i>	<i>0</i>	<i>55,523</i>
<b>Commercial</b>		
Commercial-Residential	321,815	607
Commercial-Retail	14,083,287	0
Office	5,758,602	0
<i>Commercial Sub-Total</i>	<i>20,163,704</i>	<i>607</i>
<b>Industrial</b>		
Light Industrial	25,100,070	0
Airport	275,232	0
<i>Industrial Sub-Total</i>	<i>25,375,302</i>	<i>0</i>
<b>Public/Religious</b>		
Church	253,897	0
College/University	8,113,362	0
Government Facilities	1,194,926	0
School	668,354	0
<i>Public/Religious Sub-Total</i>	<i>10,230,539</i>	<i>0</i>
<b>Open Space/Parks/Recreation</b>		
Park	88,950	0
Open Space	0	0
Golf Course	35,577	0
<i>Open Space/Parks/Recreation Sub-Total</i>	<i>124,527</i>	<i>0</i>
<b>Other</b>		
Parking Facilities	167,594	0
Utilities	234,376	0
Flood Control	11,432	0
<i>Other Sub-Total</i>	<i>413,402</i>	<i>0</i>
<b>Total</b>	<b>56,307,474</b>	<b>56,130</b>



## VI. ASSUMPTIONS AND GROWTH

As previously noted, “Focus Areas” involve those parts of Fullerton where potential change is anticipated or planned; refer to [Exhibit 4, Focus Area Map](#). Based on the policies found in The Fullerton Plan, the appropriate community development types, and the density and intensity standards established for each Focus Area, the City has projected the anticipated land use change through the life of The Fullerton Plan. [Table 4, Focus Area Projected Land Use Change](#), summarizes the change over existing conditions that would occur within each Focus Area through implementation of the community development and design policies in The Fullerton Plan.

**Table 4  
Focus Area Projected Land Use Change**

Focus Area	Acres	Residential (DU)	Non Residential (SF)
Airport Industrial	414.94	84	252,019
Commonwealth Corridor	180.17	477	323,450
Orangethorpe Corridor Nodes	139.87	719	832,689
Harbor Gateway	244.21	2549	1,438,580
Downtown	258.85	926	223,114
Transportation Center	38.06	1,560	320,000
North Harbor corridor	166.15	240	870,906
North Industrial	152.58	1,142	1,354,783
Chapman Corridor	65.24	292	446,227
Education	608.24	1,234	1,880,572
Southeast Industrial	712.43	201	2,654,428
West Coyote Hills	610.84	760	69,697
<b>TOTAL</b>	<b>3,591.57</b>	<b>10,184</b>	<b>10,666,458</b>

Overall, The Fullerton Plan Program EIR analysis is based upon several assumptions regarding existing and future conditions in the City of Fullerton. Unless otherwise stated, the assumptions are identified in [Table 5, Fullerton Plan Growth Assumptions](#).

**Table 5  
Fullerton Plan Growth Assumptions**

Description	Existing 2010	The Fullerton Plan 2030 (Buildout)	Change
Residential Uses (Dwelling Units)	45,947	56,130	+10,183
Household Size (Persons Per Household) <sup>1</sup>	2.945	2.945	N/A
Population (Persons) <sup>2</sup>	135,314	165,303	+29,989
Non-Residential Development (Square Feet)	45,641,015	56,307,474	+10,666,459
Vacant Land (Acres)	708.71	0	-708.71

1. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, With 2000 Benchmark*, Sacramento, California, May 2010.

2. Based on number of dwelling units and 2.945 persons per household.





## VII. EIR DESCRIPTION

The Draft Program EIR will evaluate potential environmental impacts resulting from the revisions to the City's General Plan, including but not limited to the following:

- Update of the City's land use database;
- Update of the City's traffic model;
- Updates/revisions to the General Plan noise and air quality databases, based upon the new traffic model runs and current regulatory frameworks;
- Revisions to maps, figures, text, charts, and tables to reflect updated data/information;
- Deletion of redundant and/or completed goals, policies, or programs; and
- Addition of new goals, policies, and actions based upon the new planning factors established for The Fullerton Plan.

The Fullerton General Plan was last comprehensively updated in 1996. The Fullerton Plan 2030: supersedes the 1996 General Plan; is based upon the community's vision for Fullerton; and expresses the community's long-term goals. The goal of the Program EIR is to analyze the City's remaining development in the context of existing conditions and uses, while simultaneously establishing the reference and baseline documentation for future development and/or redevelopment.



**VIII. ENVIRONMENTAL CHECKLIST FORM**

<b>1.</b>	<b>Project Title:</b> The Fullerton Plan 2030
<b>2.</b>	<b>Lead Agency Name and Address:</b>  City of Fullerton 303 West Commonwealth Avenue Fullerton, California 92832
<b>3.</b>	<b>Contact Person and Phone Number:</b>  Ms. Heather Allen, AICP, Planning Director Community Development Department City of Fullerton 303 West Commonwealth Avenue Fullerton, California 92832 714.738.6884
<b>4.</b>	<b>Project Location:</b> City of Fullerton
<b>5.</b>	<b>Project Sponsor's Name and Address:</b>  City of Fullerton 303 West Commonwealth Avenue Fullerton, California 92832
<b>6.</b>	<b>General Plan Designation:</b> Various
<b>7.</b>	<b>Zoning:</b> Various
<b>8.</b>	<b>Description of the Project:</b>  The Project consists of an update to the City of Fullerton General Plan; refer to <u>Section V, Project Description</u> .
<b>9.</b>	<b>Surrounding Land Uses and Setting:</b>  North: Cities of La Mirada, La Habra, and Brea South: Unincorporated County of Orange and City of Anaheim East: Cities of Yorba Linda and Placentia West: Unincorporated County of Orange and Cities of La Mirada and Buena Park
<b>10.</b>	<b>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):</b>  To be determined, as part of further review in the Program EIR.



**IX. ENVIRONMENTAL CHECKLIST**

This section is patterned after the Initial Study Checklist recommended by the *CEQA Guidelines* Appendix G and used by the City in its environmental review process. The responses consider 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. To each question, there are four possible responses:

- **No Impact:** The project would not have any measurable environmental impact on the environment.
- **Less Than Significant Impact:** The project would have the potential for impacting the environment, although this impact would be below established significance thresholds.
- **Less Than Significant With Mitigation Incorporated:** The project would have the potential to generate impacts that may be considered a significant effect on the environment, although the incorporation of mitigation measures would reduce an effect from “Potentially Significant Impact” to “Less Than Significant Impact.”
- **Potentially Significant Impact:** “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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS.</b> <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	✓			
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	✓			
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	✓			
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	✓			
<b>2. AGRICULTURE AND FOREST RESOURCES.</b> <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or 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 use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓



**Environmental Checklist**  
**The Fullerton Plan 2030 Program EIR**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
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?			✓	
<b>3. AIR QUALITY.</b> <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</i>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓			
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)?	✓			
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?	✓			
<b>4. BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>				
a. 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?	✓			
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	✓			
c. Have a substantial adverse effect on federally 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?	✓			
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	✓			
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓			
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓
<b>5. CULTURAL RESOURCES.</b> <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	✓			



**Environmental Checklist**  
**The Fullerton Plan 2030 Program EIR**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	✓			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			
d. Disturb any human remains, including those interred outside of formal cemeteries?	✓			
<b>6. GEOLOGY AND SOILS. <i>Would the project:</i></b>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	✓			
1) 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.	✓			
2) Strong seismic ground shaking?	✓			
3) Seismic-related ground failure, including liquefaction?	✓			
4) Landslides?	✓			
b. Result in substantial soil erosion or the loss of topsoil?	✓			
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✓			
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?	✓			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	✓			
<b>7. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i></b>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	✓			
<b>8. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	✓			
b. 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?	✓			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	✓			
d. 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, would it create a significant hazard to the public or the environment?	✓			



**Environmental Checklist**  
**The Fullerton Plan 2030 Program EIR**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. 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?	✓			
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	✓			
h. 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?	✓			
<b>9. HYDROLOGY AND WATER QUALITY. <i>Would the project:</i></b>				
a. Violate any water quality standards or waste discharge requirements?	✓			
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✓			
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✓			
d. Substantially alter the existing drainage pattern of 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?	✓			
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?	✓			
f. Otherwise substantially degrade water quality?	✓			
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?	✓			
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	✓			
i. 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?	✓			
j. Inundation by seiche, tsunami, or mudflow?	✓			
<b>10. LAND USE AND PLANNING. <i>Would the project:</i></b>				
a. Physically divide an established community?	✓			



**Environmental Checklist**  
**The Fullerton Plan 2030 Program EIR**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	✓			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
<b>11. MINERAL RESOURCES. <i>Would the project:</i></b>				
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?	✓			
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?	✓			
<b>12. NOISE. <i>Would the project result in:</i></b>				
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?	✓			
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
e. 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 expose people residing or working in the project area to excessive noise levels?	✓			
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
<b>13. POPULATION AND HOUSING. <i>Would the project:</i></b>				
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)?	✓			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	✓			
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	✓			
<b>14. PUBLIC SERVICES.</b>				
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:				



**Environmental Checklist**  
**The Fullerton Plan 2030 Program EIR**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Fire protection?	✓			
2) Police protection?	✓			
3) Schools?	✓			
4) Parks?	✓			
5) Other public facilities?	✓			
<b>15. RECREATION.</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✓			
<b>16. TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	✓			
b. Conflict with an applicable congestion management 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?	✓			
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?	✓			
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓			
e. Result in inadequate emergency access?	✓			
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	✓			
<b>17. UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓			
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?	✓			
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?	✓			





**Environmental Checklist**  
**The Fullerton Plan 2030 Program EIR**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓			
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?	✓			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓			
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✓			
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE. <i>Would the project:</i></b>				
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 of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓			
b. Does the project have impacts that are individually 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)?	✓			
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			



**X. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

As indicated by the checklist on the preceding pages, the environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “potentially significant impact” or “less than significant with mitigation incorporated.”

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

Accordingly, the EIR will focus on the environmental factors potentially affected, as identified above.



**XI. LEAD AGENCY DETERMINATION**

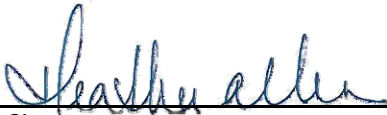
On the basis of this initial evaluation:

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

I find that, although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 5.0 have been incorporated. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

I find that the proposal MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigation incorporated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

  
\_\_\_\_\_  
Signature

Heather Allen, AICP, Planning Manager  
\_\_\_\_\_  
Print Name and Title

City of Fullerton  
\_\_\_\_\_  
Agency

May 3, 2011  
\_\_\_\_\_  
Date