Appendix A

Initial Study/Notice of Preparation/Scoping

POSTED

LEAVE THIS AREA BLANK – FOR USE BY COUNTY CLERK RECORDER

SEP 08 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

Notice of Preparation and Scoping Meeting

To: **Reviewing Agencies, Organizations, and Interested Parties**

Subject: **Notice of Preparation of a Draft Program Environmental Impact Report (PEIR) and Public Scoping Meeting for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program**

From: **City of Fullerton Community and Economic Development Department**
303 W. Commonwealth Avenue
Fullerton, CA 92832
Contact: Chris Schaefer, AICP, Planning Manager

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the ***City of Fullerton*** will be the lead agency and will prepare a program environmental impact report (PEIR) that will address potential environmental impacts associated with the Fullerton Housing Incentive Overlay Zone Program (referred to herein as the "Program" or "HIOZ"). The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of a PEIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed Program, and (3) to serve as a notice for the public scoping meeting.

The City is requesting input from Responsible Agencies, Trustee Agencies, members of the public, and other interested parties regarding the scope and content of the PEIR. Public agencies may need to rely on the PEIR prepared by the City when considering approvals necessary for the implementation of the proposed Program.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but ***not later than 30 days*** after receipt of this notice.

Title: Fullerton Housing Incentive Overlay Zone Program

Location and Setting: The HIOZ Program is proposed within the City of Fullerton, located in north Orange County, California, as shown in Figure 1, Regional Location. The Program would apply to 759 parcels with existing underlying zoning designations that do not currently allow for residential uses. Given the citywide nature of the Program, the location of identified parcels is collectively defined as the "Planning Area," as shown in Figure 2, Fullerton HIOZ Map.

Description: According to the City's Housing Element Update, the City does not contain sufficient sites with appropriate zoning to accommodate the City's Regional Housing Needs Allocation (RHNA) goals. As such, the City identified the proposed Program as one of two policy actions to help facilitate housing production in order to be in compliance with State law. The Program would create an overlay zone that would allow a property owner to develop multi-family housing on a parcel with a non-residential underlying zoning classification in exchange for providing a specified percentage of deed-restricted affordable housing units. The Program would apply an overlay zone to 759 parcels across the City totaling 593 acres. Implementation of the Program could result in a buildout potential of 35,611 units. The Program would not directly result in the construction of the total buildout potential. Instead, the Program would facilitate the construction of housing units with the adoption of this zoning program.

Potential Environmental Effects: An Initial Study has been prepared for the proposed Program and is available on the City's website: https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/housing-element-update-2023. Hard copies of the document will also be available for review at the Community Development Department counter, 2nd Floor, City Hall, 303 W. Commonwealth Avenue and at the Fullerton Public Library, 353 W. Commonwealth Avenue.

Scanned with CamScanner

The Initial Study contains a description of the Program, the Planning Area, and preliminary determinations of the environmental resource topics to be addressed in the PEIR. As determined by the analysis in the Initial Study, the potential environmental effects of the proposed Program to be addressed in the Draft PEIR will include, but may not be limited to the following:

- Air Quality
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

These topics, together with other CEQA-mandated analyses including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the PEIR.

Responding to this Notice: Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies must submit any comments in response to this notice no later than 30 days after receipt; other interested parties, including members of the public must also submit comments in this timeframe. Comments and suggestions should, at a minimum, identify the potential significant environmental issues, reasonable alternatives to the proposed Program, and potential mitigation measures that should be explored in the PEIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed Program. Please include the name, email, phone number, and address of a contact person in your response. The NOP is available for a 30-day public review period beginning **September 8, 2023, and ending October 9, 2023.** All comments and responses to this notice should be submitted in writing to:

Chris Schaefer, AICP, Planning Manager
City of Fullerton Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832-1775

The City will also accept responses to this notice submitted via email received through the close of business on October 9, 2023. Email responses to this notice may be sent to **chris.schaefer@cityoffullerton.com**. For additional information or any questions regarding the proposed Project, please contact Chris Schaefer at (714) 738-6884 or via email at the aforementioned address.

Notice of Scoping Meeting: In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will have the opportunity to provide comments on the scope of the information and analysis to be included in the PEIR. The scoping meeting will be held virtually. Information on how to participate in the virtual meeting can be found at: https://bit.ly/3EfzNXO.

The scoping meeting will be held on **September 28, 2023, at 6:00 PM.**

August 31, 2023
Date

Chris Schaefer
Signature

POSTED

SEP 08 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

Scanned with CamScanner

POSTED
SEP 08 2023
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

SOURCE: ESRI 2023; Orange County 2020

DUDEK

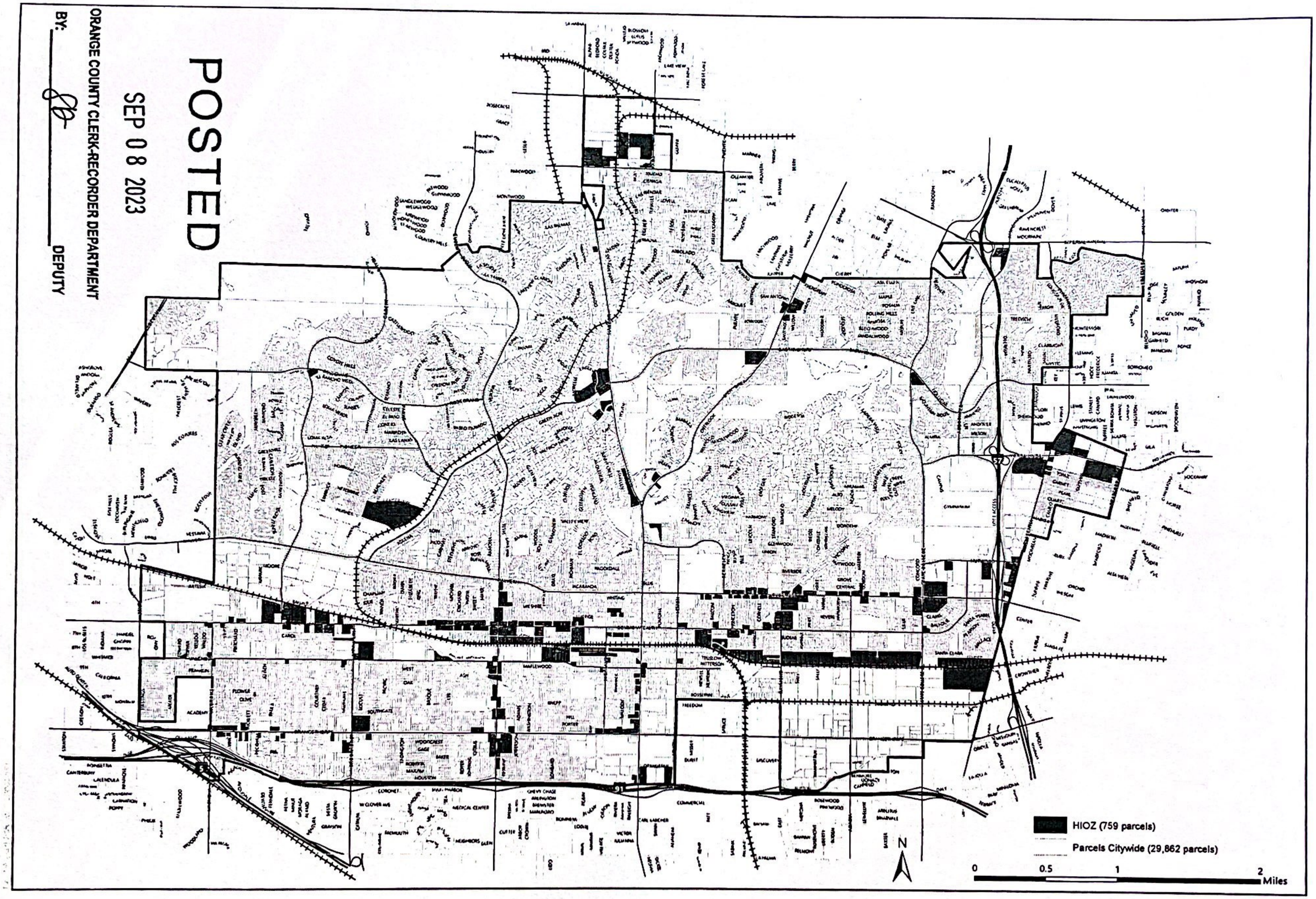
0 3 6 Miles

FIGURE 1

Regional Location

Fullerton Housing Incentive Overlay Zone

Scanned with CamScanner



POSTED
SEP 08 2023
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

FIGURE 2
Fullerton HIOZ Map
Fullerton Housing Incentive Overlay Zone

DUDEK

Scanned with CamScanner

Initial Study

Fullerton Housing Incentive Overlay Zone Program

SEPTEMBER 2023

Prepared for:

CITY OF FULLERTON
303 W. Commonwealth Avenue
Fullerton, California 92832
Contact: Chris Schaefer, AICP

Prepared by:

DUDEK
38 N. Marengo Avenue
Pasadena, California 91101
Contact: Nicole Cobleigh

Printed on 30% post-consumer recycled material.

Table of Contents

SECTION **PAGE**

Acronyms and Abbreviations iii

1 Introduction 1
- 1.1 Program Overview 1
- 1.2 California Environmental Quality Act 1
- 1.3 Background 2
- 1.4 Environmental Setting 3
- 1.5 Public Review Process 4

2 Project Description 5
- 2.1 Housing Incentive Overlay Zone 5
- 2.2 Discretionary Actions 7

3 Initial Study Checklist 9
- 3.1 Aesthetics 13
- 3.2 Agriculture and Forestry Resources 17
- 3.3 Air Quality 20
- 3.4 Biological Resources 25
- 3.5 Cultural Resources 29
- 3.6 Energy 34
- 3.7 Geology and Soils 38
- 3.8 Greenhouse Gas Emissions 43
- 3.9 Hazards and Hazardous Materials 44
- 3.10 Hydrology and Water Quality 50
- 3.11 Land Use and Planning 55
- 3.12 Mineral Resources 56
- 3.13 Noise 57
- 3.14 Population and Housing 60
- 3.15 Public Services 62
- 3.16 Recreation 64
- 3.17 Transportation 65
- 3.18 Tribal Cultural Resources 68
- 3.19 Utilities and Service Systems 69
- 3.20 Wildfire 71
- 3.21 Mandatory Findings of Significance 75

4 References and Preparers 77
- 4.1 References Cited 77
- 4.2 List of Preparers 78

APPENDIX

A HIOZ Site Inventory and Methodology

FIGURES

1 Regional Location 79
2 Fullerton HIOZ Map 81

TABLES

1-1 Existing Conditions per Zoning Designations 4
2-1 Program Growth Summary 6

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
ALUC	Airport Land Use Commission
AQMP	Air Quality Management Plan
BMP	Best Management Practice
CALGreen	California Green Building Standards
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
COA	condition of approval
DAMP	Drainage Area Management Plan
dB	decibel
DTSC	California Department of Toxic Substances Control
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
GHG	greenhouse gas
HCD	Housing and Community Development
HEU	Housing Element Update
HIOZ	Housing Incentive Overlay Zone
HPLV	high-pressure-low-volume
HVAC	heating, ventilation, and air conditioning
LIP	Local Implementation Plan
LOS	level of service
MBTA	Migratory Bird Treaty Act
MM	mitigation measure
MRZ	Mineral Resource Zone
MS4	Municipal Separate Storm Sewer System
NAHC	Native American Heritage Commission
NO_x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
OCTA	Orange County Transportation Authority
PEIR	Program Environmental Impact Report
$PM_{2.5}$	particulate matter with an aerodynamic diameter equal to or less than 2.5 microns
PM_{10}	particulate matter with an aerodynamic diameter equal to or less than 10 microns
REC	Recognized Environmental Condition
RHNA	Regional Housing Needs Assessment
RWQCB	Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District

Acronym/Abbreviation	Definition
SCCIC	South Central Coastal Information Center
SF	Square Feet
SO_x	sulfur oxides
SR	State Route
SRA	State Responsibility Area
SWPPP	Stormwater Pollution Prevention Plan
TCAC	Tax Credit Allocation Committee
TRU	transport refrigeration unit
USFWS	United States Fish and Wildlife Service
VHFHSZ	very high fire hazard severity zone
VMT	vehicle miles traveled
VOC	volatile organic compound

1 Introduction

1.1 Program Overview

The City of Fullerton's Housing Incentive Overlay Zone (HIOZ) program (further referred to as Project or Program) is designed to facilitate housing unit production by allowing housing development on properties with non-residential underlying zoning classifications in exchange for providing a specified percentage of affordable housing units. The Program is identified within the City's Housing Element for the planning period of October 2021 through October 2029 as an implementation program to meet the Regional Housing Needs Assessment (RHNA) goal of 13,209 units by 2029 (SCAG 2021). See Section 1.3, Background, for more information.

The Program would apply an overlay zone to 759 parcels across the City totaling 593 acres. Under existing conditions, these parcels are currently zoned for non-residential uses however can most feasibly accommodate new housing development. Implementation of the Program could theoretically result in a buildout potential of 35,611 units. The Program would not directly result in the construction of the total buildout potential. Rather, the Program would facilitate the construction of housing units with the adoption of this overlay zone. As detailed further in Chapter 3 of this document, the Program would apply to select parcels with the following underlying zoning designations: C-G (Commercial Greenbelt), C-M (Commercial, Manufacturing), G-C (General Commercial), O-P (Office Professional), M-G (Manufacturing, General), M-P (Manufacturing Park) (100,000 square-foot minimum lot size), and M-P (Manufacturing Park) (200,000 square-foot minimum lot size).

1.2 California Environmental Quality Act

The California Environmental Quality Act (CEQA) applies to proposed projects initiated by, funded by, or requiring discretionary approvals from state or local government agencies. The proposed Program constitutes a project as defined by CEQA (California Public Resources Code Section 21000 et seq.). CEQA Guidelines Section 15367 states that a "Lead Agency" is "the public agency which has the principal responsibility for carrying out or approving a project." Therefore, the City of the Fullerton (City) is the lead agency responsible for compliance with CEQA for the proposed Program.

The City has prepared an Initial Study in accordance with the CEQA Guidelines to determine if the proposed Program could have the potential to cause significant adverse environmental impacts. Based on the conclusions of the Initial Study evaluation (contained in Section 3 of this document), the City has determined that the proposed Program may have a significant environmental impact and, therefore, will prepare an Environmental Impact Report (EIR) pursuant to CEQA. Since the analysis in the Initial Study determined that the proposed Program would not result in significant impacts for some environmental categories, the City proposes to scope out the following topics from further evaluation in the EIR: aesthetics and agriculture and forestry resources. This means that these topics will not be analyzed in the EIR prepared for the Program.

1.3 Background

Housing Element

Since 1969, the State of California has required all local governments to adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan." The law mandating that housing be included as an element of each jurisdiction's general plan is known as the "Housing Element law."

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. The most current Housing Element Update (HEU) covers the planning period of October 15, 2021 to October 15, 2029. The HEU represents the City's effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of the comprehensive General Plan.

State Law requires that the Housing Element, and each HEU, include the following components:

- An evaluation of the efficacy of the previous Housing Element's progress in plan implementation and appropriateness of the goals, policies, and programs.
- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of Fair Housing to identify disproportionate housing needs.
- A statement of the Housing Plan to address the identified housing needs, including housing goals, policies, objectives, and programs.

The City's Housing Element was updated in conformance with the 2021-2029 cycle for jurisdictions in the Southern California Association of Governments (SCAG) region. The HEU builds upon the other General Plan elements and is consistent with the policies set forth by the General Plan, as amended. As portions of the General Plan are amended in the future, the General Plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

Regional Housing Needs Assessment

The California Department of Housing and Community Development (HCD) is required to prepare a Regional Housing Needs Assessment (RHNA) for each Council of Governments in the State that identifies projected residential dwelling units ("units") needed for all economic segments based on Department of Finance population estimates. The Southern California Association of Governments (SCAG) is the Council of Governments for Los Angeles, Ventura, Riverside, Orange, San Bernardino, and Imperial Counties and allocates to the six counties and 191 cities and the unincorporated County areas their fair share of the total RHNA housing needed for each income category. Each local government must demonstrate that it has planned to accommodate all of its regional housing need allocation in its Housing Element. The City has been assigned a 6th Cycle RHNA allocation (RHNA allocation)

of 13,209 units for the 2021–2029 Housing Element (proposed Housing Element), broken down as follows: 3,198 very-low income, 1,989 low income, 2,271 moderate income, and 5,751 above-moderate income housing units (SCAG 2021).

The City prepared their HEU for the planning period from October 2021 to October 2029. HCD reviewed the HEU and requested modifications, which are currently being incorporated. Nonetheless, environmental review of this Program is continuing forward, as this Program is a key component of the City accommodating its 6th Cycle RHNA.

The City's Housing Element does not propose development but rather is designed to facilitate construction of housing throughout the City within the planning period. In addition, the HEU did not result in the re-zoning of parcels to accommodate for future residential development. Instead, the City defined policy action areas to identify adequate sites for housing development, including the proposed HIOZ Program (see Chapter 3 of this Initial Study for more discussion).

1.4 Environmental Setting

Parcel Locations

The HIOZ Program is proposed within the City of Fullerton, a city located in north Orange County, California, as shown in Figure 1, Regional Location. Given the Citywide nature of the Program, the location of identified parcels is collectively defined as "Planning Area" and shown in Figure 2, Fullerton HIOZ Map.

Existing Conditions

Under existing conditions, the City is characterized as a predominantly suburban residential community with the most prevalent housing type being single-family detached homes (approximately 24,551 units out of a total of 47,369 occupied housing units) (City of Fullerton 2021). In addition, based on data collected for the Draft HEU, the City's average household size is estimated at 2.91 persons per household. The vacancy rate in the City is estimated to be at 4.8% and over half of the City's housing units were constructed prior to 1970 (City of Fullerton 2021). The City's total population is approximately 143,617 residents according to the 2020 U.S. Census (Census 2023).

The Planning Area would implement a Citywide overlay zone on 759 parcels identified in Appendix A, HIOZ Site Inventory and Methodology. Under existing conditions, the identified parcels do not currently allow for residential uses, according to the General Plan land use designation and zoning. However, it is anticipated that approximately 136 parcels contain existing non-conforming residential uses. The total number of existing units is unknown; however, it is estimated that approximately 197,529 square feet of building area is occupied by residential land uses. Table 1-1 details the Planning Area's underlying zoning, the total acreage per zoning designation, and the estimated existing square feet of structures on site. As shown, the Planning Area would apply to parcels with seven different underlying zoning designations containing 6,938,186 square feet of existing structures (including 197,529 square feet of existing non-conforming residential structures).

Table 1-1. Existing Conditions per Zoning Designations

Underlying Zoning Designations	Total Acreage per Zone	Total Existing Square Feet (SF)
C-G (Commercial Greenbelt)	3.62	44,208
C-M (Commercial, Manufacturing)	9.04	121,304
G-C (General Commercial)	290.39	3,215,463
O-P (Office Professional)	53.65	1,283,046
M-G (Manufacturing, General)	107.01	890,755
M-P (Manufacturing Park) (100,000 square-foot minimum lot size)	65.58	783,467
M-P (Manufacturing Park) (200,000 square-foot minimum lot size)	64.24	599,940
Total	**593.52**	**6,938,186**

Source: Appendix A
Note: The "total" estimates for the Planning area are roughly equivalent to the sum of each zoning designation; however, the estimates may not sum precisely due to rounding.

1.5 Public Review Process

Pursuant to State CEQA Guidelines Section 15105(b), the Initial Study will be available for a public comment period of no less than 30 days. In reviewing the Initial Study, affected public agencies and the interested public should focus on the sufficiency of the document in identifying the potential impacts of the proposed Program on the environment. Responsible and trustee agencies shall provide specific detail about the scope and content of the environmental information related to the responsible or trustee agency's area of responsibility.

Comments may be made on the Initial Study in writing before the end of the comment period. Following the close of the public comment period, the City will consider this Initial Study and comments thereto in preparing the Draft Environmental Impact Report (EIR). Written comments on the Initial Study should be sent to the following address or via email to:

Chris Schaefer, AICP
City of Fullerton Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, California 92832
Attn: Housing Incentive Overlay Zone
chris.schaefer@cityoffullerton.com

2 Project Description

2.1 Housing Incentive Overlay Zone

According to the City's HEU, the City does not contain sufficient sites with appropriate zoning to accommodate the City's RHNA allocation. As such, the City identified the proposed Program as one of two policy actions to help facilitate housing production in order to meet the City's RHNA goals. Therefore, the Program would create an overlay zone that allows a property owner to develop multi-family housing on a parcel with a non-residential underlying zoning classification in exchange for providing a specified percentage of deed-restricted affordable housing units.

Methodology

The proposed overlay zone is based on a methodology in which parcels Citywide were analyzed and either removed from or considered for inclusion in the overlay zone based on a variety of criteria. In summary, four specific criteria were considered when identifying eligible parcels for the inclusion in the overlay zone, as listed below:

1. **Economic Viability:** Parcels that are most likely to be redeveloped given their current underutilization of land. For example, these parcels are either vacant or the development is outdated and has a likelihood of redevelopment in the near-term.
2. **Location within Opportunity Areas:** Promotion of affirmatively furthering fair housing policies by including areas identified within the California Tax Credit Allocation Committee (TCAC)/HCD Opportunity Areas to support positive economic, educational, and health outcomes for low-income families. In addition, parcels were included if they are within high-quality transit areas, defined by SCAG as areas within one-half-mile of major transit stops and high-quality transit corridors. Parcels that are adjacent (e.g., within 100 feet) to existing residential were also included.
3. **Location Outside of Local Hazard Zones:** Discourage development within known local hazard zones, such as airport impact zones defined by the Airport Land Use Commission of Orange County, and as noted within the City's 2020 Local Hazard Mitigation Plan (i.e., inundation hazard zones, flood hazard zones, fire hazard zones, landslide hazard zones, earthquake fault hazard zones, liquefaction hazard zones, and oil and gas hazard zones).
4. **Adjacent to Local Amenities:** Encourage residential development with access to community amenities (i.e., within one-quarter mile of a school, college, or university and within one-quarter--mile of open space).

Based on the criteria outlined above, parcels Citywide were screened and either included for, or removed from, consideration. Appendix A provides further detail about the Program's screening analysis and methodology. In addition to using the criteria outlined above, parcels were removed from consideration if the underlying zoning allows for residential, included within an existing Specific Plan area, is currently entitled for residential, contains public uses (i.e., schools, parks, municipal facilities, infrastructure, etc.), and/or is identified on the local register of historical resources.

As a result of the site screening process, the Program would apply an overlay zone to a total of 759 parcels, totaling 593 acres across the City. Under existing conditions, these parcels are currently zoned with the following underlying zoning designations: C-G (Commercial Greenbelt), C-M (Commercial, Manufacturing), G-C (General Commercial),

O-P (Office Professional), M-G (Manufacturing, General), M-P (Manufacturing Park) (100,000 square-foot minimum lot size), and M-P (Manufacturing Park) (200,000 square-foot minimum lot size).

Program-Related Growth and Buildout

For the purposes of this Initial Study, a maximum density of 60 dwelling units per acre across the Planning Area is assessed throughout this document to determine the maximum potential environmental effects of the proposed Program. Therefore, the Program would result in a maximum growth potential of 35,611 units. For more information on the parcels identified, including each parcel's Assessor Parcel Number, underlying zoning designation, parcel size, density applied, and total housing units per zone, see Appendix A.

Table 2-1 details the Program's anticipated maximum buildout per underlying zoning designations. Although the Program would apply to zoning classifications with non-residential designations, there are approximately 136 parcels with existing non-conforming residential uses on site. Given this, the Program-related growth would include residential uses with the potential to be demolished. However, based on existing data, the number of existing units is not known. Instead, it is estimated that approximately 197,529 square feet represents the total square footage of existing non-conforming residential uses within the Planning Area.

As shown below, the Program would apply to approximately 593 acres and upon full buildout, could result in a total of 35,611 new units. In accordance with State Housing Element Law, the Program is anticipated to facilitate housing production within the City for the planning period ending in 2029. As such, for the purposes of this Initial Study, the Program's buildout year would be consistent with SCAG's 6th RHNA Cycle, ending in October 2029. Therefore, this Initial Study analyzes the potential buildout of 35,611 units by 2029.

Table 2-1. Program Growth Summary

Underlying Zoning Designations	Total Acreage per Zone	Total Existing Square Feet (SF) to be Demolished	Total Housing-related Growth (du)
C-G (Commercial Greenbelt)	3.62	44,208	217
C-M (Commercial, Manufacturing)	9.04	121,304	542
G-C (General Commercial)	290.39	3,215,463	17,423
O-P (Office Professional)	53.65	1,283,046	3,218
M-G (Manufacturing, General)	107.01	890,755	6,420
M-P (Manufacturing Park) (100,000 square-foot minimum lot size)	65.58	783,467	3,934
M-P (Manufacturing Park) (200,000 square-foot minimum lot size)	64.24	599,940	3,854
Total	593.52	6,938,186	35,611

Source: Appendix A
Note: The "total" estimates for the Planning area are roughly equivalent to the sum of each zoning designation; however, the estimates may not sum precisely due to rounding.

Development Standards

In addition to the change in allowable density via the proposed overlay zone, the proposed Program would revise Citywide Development Standards for multi-family zoning classifications. The Program proposes a Zoning Change to revise Chapter 15.17.070 of the City's Municipal Code. Such revisions would include amendments to lot standards

(i.e., minimum lot area, lot coverage), setbacks, height, and open space requirements. Future residential development associated with the proposed Program would be developed in compliance with applicable development standards of their respective permitted uses (R-5 or C-3 zones), as shown in Chapter 15.17, Residential Zone Classifications, or Chapter 15.30, Commercial Zone Classifications, of the City's Municipal Code. For more information on the proposed Development Standards, see Appendix B, Proposed Development Standards.

2.2 Discretionary Actions

The City of Fullerton as the lead agency is seeking the following approvals for the Program.

- Certification of the Program Environmental Impact Report
- Adoption of the Housing Incentive Overlay Zone Program
- Adoption of General Plan Amendment
- Adoption of Zone Change

INTENTIONALLY LEFT BLANK

3 Initial Study Checklist

1. **Project title:**

   Fullerton Housing Incentive Overlay Zone Program

2. **Lead agency name and address:**

   City of Fullerton
   303 W. Commonwealth Avenue
   Fullerton, California 92832

3. **Contact person and contact information:**

   Chris Schaefer, AICP
   714.738.6884
   chris.schaefer@cityoffullerton.com

4. **Project location:**

   Citywide, Fullerton, California

5. **Project sponsor's name and address:**

   City of Fullerton (see Lead Agency)

6. **General plan designation:**

   Multiple (See Chapter 1 of this Initial Study for more information).

7. **Zoning:**

   Multiple (See Chapter 1 of this Initial Study for more information).

8. **Description of project:**

   The Program is designed to facilitate housing unit production by allowing housing development on properties with non-residential underlying zoning classifications in exchange for providing a specified percentage of affordable housing units. The Program would apply an overlay zone to 759 parcels across the City totaling 593 acres. Implementation of the Program could result in a buildout potential of 35,611 units. The Program would not directly result in the construction of the total buildout potential. Instead, the Program would facilitate the construction of housing units with the adoption of this zoning program. For more details, see Chapter 2, Project Description, of this Initial Study.

9. **Surrounding land uses and setting:**

   Multiple (See Chapter 1 of this Initial Study for more information).

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

N/A

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Yes, see Section 3.18, Tribal Cultural Resources, of this Initial Study, for more information.

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 and Forestry Resources	☒	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology and Soils	☒	Greenhouse Gas Emissions	☒	Hazards and Hazardous Materials
☒	Hydrology and Water Quality	☒	Land Use and Planning	☒	Mineral Resources
☒	Noise	☒	Population and Housing	☒	Public Services
☒	Recreation	☒	Transportation	☒	Tribal Cultural Resources
☒	Utilities and Service Systems	☐	Wildfire	☒	Mandatory Findings of Significance

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

☒ I find that the proposed Program 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. A PROGRAM ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

Signature _____ Date _____

Evaluation of Environmental Impacts

5. 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).
6. 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.
7. 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 Environmental Impact Report (EIR) is required.
8. "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 "Earlier Analyses," as described in (5) below, may be cross-referenced).
9. 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.
10. 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.
11. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
12. 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.
13. 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

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista is generally defined as a view of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the viewshed. Scenic vistas may also be represented by a particular distant view that provides visual relief from less attractive views of nearby features.

The City is located within an urbanized portion of north Orange County. According to the City's General Plan Program EIR (PEIR), the City is approximately 90 percent built-out with relatively low density of development overall. Additionally, the surrounding cities are also fully developed and urbanized with similar land uses and densities (City of Fullerton 2012a). The General Plan Program EIR states the northern portion of the City provides long range views and broad vistas from the rolling hills. The southern portion of the City is relatively flat with existing buildings and adjacent roadways as the dominant visual elements. Views from the south to the north consist of canyons, hillsides, and ridges primarily associated with the East and West Coyote Hills. These areas are visible from the southern portion of the City and surrounding areas and provide visual relief from the more densely developed areas located within the south. Within the northern portion of the City, the hillsides include undeveloped areas and vista points that provide long distance views of the City and surrounding region (City of Fullerton 2012a).

The proposed Program would facilitate the future development of housing throughout the City, as shown in Figure 2, Fullerton HIOZ Map. Under existing conditions, parcels identified for redevelopment contain non-residential underlying zoning classifications (i.e., C-G, C-M, G-C, O-P, M-G, and M-P zones) and are surrounded by similar low-density development, typical of the City. Future development associated with the implementation of the proposed Program would primarily consist of infill and redevelopment. Appendix B, Development Standards, of this Initial Study, details proposed amendments to Chapter 15.17.070 of the City's Municipal Code. Future development would be subject to these provisions governing setbacks, step-backs, height, and landscaping in accordance with the development standards of their respective permitted uses (i.e., R-5 or C-3 zones), as shown in Chapter 15.17, Residential Zone Classifications, or Chapter 15.30, Commercial Zone Classifications, of the City's Municipal Code.

The General Plan Program EIR identified East and West Coyote Hills as scenic resources within the City, both of which are viewable from the southern portion of the City. The proposed Program does not include parcels within these areas of the City. Moreover, parcels identified for future redevelopment on the southern portion of the City would likely have their views obscured by existing conditions due to topography, intervening development and landscaping. As such, long-range views of East and West Coyote Hills (particularly West Coyote Hills, as specified in the General Plan), would be not readily available from these public vantage points along Chapman Avenue, Commonwealth Avenue, and further to the south.

Additionally, future development associated with the proposed Program would be required to be consistent with established regulations, guidelines, and development review processes set forth in the City's Municipal Code and General Plan. For example, the City has established policies to preserve open space and protect the natural environment as well as development standards designed to preserve public views and scenic vistas from unreasonable encroachment (e.g., Municipal Code Chapter 15.47) (City of Fullerton 2012a). These regulations and guidelines would reduce conflicts between future development and visual resources through an individualized assessment during the plan check and permitting process. As such, similar to the General Plan, the proposed Program would not directly result in substantial adverse effects on the City's scenic vistas. Less than significant impacts would occur, and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. A significant impact would occur in the event future development associated with the proposed Program would substantially damage scenic resources within an officially designated State scenic highway. The California Department of Transportation (Caltrans) California Scenic Highway Mapping System includes officially-designated and eligible State scenic highways within the Planning Area's vicinity (Caltrans 2023). The closest officially-designated state scenic highway is a portion of State Route (SR) 91 located relatively between the SR-55 interchange and Imperial Highway approximately 3.4 miles southeast of the nearest HIOZ-identified parcel. Given the distance, the overall Planning Area is not within the viewshed of this scenic highway. As such, future development associated with the proposed Program would not substantially damage scenic resources within the viewshed of SR-91. No impact would occur. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

For informational purposes, the General Plan designates scenic corridors and rural streets within the City with the intent for these select roadways to be designed and improved in ways to preserve their aesthetic value. Moreover, the City has adopted Scenic Corridor Design Guidelines in order to ensure and maintain

scenic quality (City of Fullerton 2012a). The above impact analysis is focused on the Program's potential to substantially damage scenic resources within a State scenic highway (emphasis added). As such, discussion the Program's potential impacts to scenic corridors and rural streets are further discussed in Section 3.1(c) of this Initial Study.

c) ***In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?***

Less Than Significant Impact. California Public Resources Code Section 21071 defines an "urbanized area" as "(a) an incorporated city that meets either of the following criteria: (1) Has a population of at least 100,000 persons, or (2) Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons." As discussed in Section 1.4, Environmental Setting, 143,617 people were recorded in the 2020 Census as residing in the City of Fullerton (Census 2023). As such, the Planning Area is within an urbanized area. Therefore, a significant impact would occur in the event the Program conflicts with applicable zoning and other regulations governing scenic quality.

Future development associated with the implementation of the proposed Program would result in greater urbanization of the City within parcels selected based on criteria detailed in Section 2.1, Housing Incentive Overlay Zone. Overall, the construction of new residential land uses would change the current character of the City. However, consistent with the compatible development intensities identified in the General Plan's Focus Areas, the proposed Program would introduce a maximum density of 60 du/ac, which has been determined to be the planned density for eight of the ten residential Focus Areas (see Appendix A, HIOZ Site Inventory and Methodology, for more information).

While implementation of the proposed Program would not result in any direct development, the Program is comprised of zoning changes, which would allow for new residential uses within the Planning Area. Further, the proposed Program would incorporate development standards for the overlay zone, which would subject future development to regulations on height, setbacks, and open space in accordance with the development standards of their respective permitted uses (i.e., R-5 or C-3 zones) (see Appendix B to this Initial Study). The City maintains scenic quality through regulations within Fullerton Municipal Code and goals/policies within the General Plan. For example, Chapter 15.47, Site Plan Review, would subject future development under the proposed Program to be evaluated on a project-by-project basis in order to verify compliance with provisions of the City's Municipal Code. Implementation of future development within the Planning Area would be required to comply with either the regulations governing the underlying zoning designation or the proposed Program's development standards in the event residential or mixed-use developments are proposed. As such, the proposed Program would not conflict with applicable regulations related to scenic quality.

As mentioned above, the City has designated scenic corridors (as shown in Exhibit 5.3-1 of the General Plan Program EIR) and rural streets (as shown in Exhibit 5.3-2 of the General Plan Program EIR) within the City with the intent to be designed and improved in ways to preserve their aesthetic value. The City maintains Scenic Corridor Design Guidelines in order to provide guidance for development fronting these rights-of-way. These guidelines describe the design regulations appropriate for the preservation and enhancement of scenic corridors and rural routes, including the protection of existing natural features, such

as topography, stands of trees, and other plant material of substantial scenic value (City of Fullerton 2012a). Various HIOZ parcels are within the vicinity of, or abut, the right-of-way of locally designated scenic corridors, such as Bastanchury Road, State College Boulevard, Harbor Boulevard, Brea Boulevard, Euclid Street, and Rosecrans Avenue. However, the proposed Program would not result in future development along designated rural streets. For the purposes of this analysis, future development associated with the proposed Program would be required to comply with these guidelines. For more discussion on the proposed Program's consistency with these guidelines, see Section 3.11, Land Use and Planning.

Additionally, since the certification of the General Plan Program EIR in 2012, the State CEQA Guidelines have been revised to focus on objective methods for determining potential impacts. For example, under this threshold of significance, the State CEQA Guidelines did not differ in determining impacts in non-urbanized areas and urbanized areas. As such, the General Plan Program EIR determined impacts would occur with the implementation of the City's Focus Areas in the short-term through the construction of future development. Therefore, mitigation measures were incorporated to reduce potentially significant impacts to visual character and quality. General Plan Program EIR mitigation measures (MM-) AES-1, MM-AES-2, and MM-AES-3 are included in this Initial Study as conditions of approval to ensure consistency with the General Plan and the proposed Program's implementation. COA-AES-1 relates to construction equipment staging and screening. COA-AES-2 relates to construction vehicles visual quality. COA-AES-3 regulates construction worker parking. Although, impacts of the proposed Program are anticipated to be less than significant without mitigation, these conditions will be carried forward as part of this Initial Study in order to be consistent with the findings of the General Plan Program EIR.

Given the above discussion, implementation of the proposed Program would not conflict with applicable zoning and other regulations governing scenic quality. Less than significant impacts would occur, and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as conditions of approval (COAs) for the proposed Program.

COA-AES-1 For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.

COA-AES-2 Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.

COA-AES-3 Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Given that the Planning Area is located in a highly urbanized environment, there are a number of existing sources of nighttime illumination, including from interior and exterior lighting from residential, commercial, office, and industrial buildings, parking lot lights, and security lights. Additional nighttime light and glare sources are currently generated by surrounding land uses outside of the Planning Area, as well as from vehicular traffic and streetlights along major highways and roadways. Future development associated with the proposed Program would alter and intensify land uses and their related lighting sources throughout the Planning Area by introducing new building (interior and exterior), security, sign, street, and parking lights. However, the Program's proposed development standards would include measures intended to reduce potentially adverse lighting and glare impacts associated with future development and redevelopment. The Program's proposed development standards would be in accordance with the development standards of their respective permitted uses (i.e., R-5 or C-3 zones) (see Appendix B to this Initial Study). Chapter 15.47, Site Plan Review, of the Municipal Code would still apply to future development to verify compliance with provisions of the City's lighting standards. For example, the Municipal Code requires all on-site lighting devices be designed so as to limit glare/spillover onto adjacent property with a residential zone classification and lighting provided to illuminate any parking area be arranged so as to reflect the light and glare away from adjacent properties. As such, future development associated with the proposed Program would not create new sources of substantial light or glare which would adversely affect day or nighttime views in the area. Less than significant impacts would occur, and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES – 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 Dept. 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:				
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?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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))?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a) Would the project 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?

No Impact. The Planning Area is located within the City of Fullerton, which is characterized as an urbanized area within north Orange County. According to the California Department of Conservation, the California Important Farmland Finder maps a majority of the City as "Urban and Built-up Land," which is defined as, "… occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel…" and "Other Land" or "[l]and not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land (DOC 2018). None of the Program's identified parcels are located on land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Instead, all of the Program's parcels are located within land designated as Urban and Built-up Land. Given this, Program implementation would not convert the aforementioned designated farmland to a non-agricultural use. No impact would occur. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Less Than Significant Impact. As discussed above in Section 2, Project Description, of this Initial Study, the Planning Area is comprised of parcels currently zoned C-G, C-M, G-C, O-P, M-G, and M-P per the City's Zoning Map (City of Fullerton 2023). Agricultural uses are not allowed within the C-G or O-P zones. However, the City's G-C zoning designation allows for nursery-type land uses and conditionally permits agricultural land uses. Similarly, the M-P and M-G zones allow for agricultural production and the C-M zoning designation conditionally permits agricultural land uses. Based on the available data provided by the City's building permit database,

these parcels with underlying zoning designations for agricultural use do not contain existing agricultural uses on site. Moreover, the proposed Program would implement a zoning overlay which would allow for residential uses on these non-residential zoning designations. Therefore, no conflict would occur with the implementation of the proposed Program. Additionally, according to the Williamson Act Contract Land Map, the Planning Area is designated as Urban and Built-Up Land, thus, no Williamson Act contract exists under existing conditions (DOC 2017). Thus, the Program would not conflict with an existing Williamson Act contract. Given the above discussion, less than significant impacts would occur, and no mitigation is required. This topic will not be discussed or evaluated further in the EIR prepared for the Program.

c) Would the project 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))?

No Impact. As detailed in Section 3.2(b), the Planning Area is comprised of parcels currently zoned C-G, C-M, G-C, O-P, M-G, and M-P. The City does not permit forest land, timberland, or Timberland Production per the City's Zoning Code. Therefore, the proposed Program would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. No impact would occur. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Planning Area and surrounding area consists of developed land uses under existing conditions. California Public Resources Code Section 12220(g) defines "Forest land" as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. "Timberland" is defined under Public Resources Code Section 4526 as land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the board on a district basis. Given the existing conditions of the Planning Area and existing zoning (as discussed in Section 3.2(c)), no forest land exists within the Planning Area. Therefore, the Program would not result in the loss of forest land or the conversion of forest land to a non-forest use. No impact would occur. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

e) Would the project 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?

No Impact. As discussed in Section 3.2(a), (c), and (d), the Planning Area does not contain parcels designated as Farmland of Statewide Importance or forest land under existing conditions. Although existing zoning allows for or conditionally permits agricultural uses, the identified parcels with these underlying zoning designations do not contain existing agricultural uses under existing conditions. Moreover, the proposed Program would implement a zoning overlay which would allow for residential uses on these non-residential zoning designations. Therefore, the implementation of the proposed Program would not result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. No impact would occur. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) 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?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Planning Area is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The applicable air quality plan for the Planning Area is SCAQMD's 2022 Air Quality Management Plan (AQMP). The SCAQMD has established criteria for determining consistency with the AQMP: 1) increase the frequency or severity of existing violations or cause or contribute to new violations or delay the time attainment of air quality standards of the interim emissions reductions specified in the AQMP; 2) exceed the assumptions in the AQMP or increments based on the year of the buildout and phase.

The proposed Program would result in the implementation of a zoning overlay, which would facilitate the future development of housing within the Planning Area. As such, the total anticipated development associated with the implementation of the Program could potentially exceed the SCAQMD mass daily regional thresholds. Moreover, the SCAQMD primarily uses demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment by industry) developed by SCAG for its Regional Transportation Plan/Sustainable Communities Strategies (RTP/SCS; also referred to as Connect SoCal), which is based on general plans for cities and counties in the South Coast Air Basin, for the development of the AQMP emissions inventory. The SCAG RTP/SCS, and associated Regional Growth Forecast, are generally consistent with the local plans; therefore, the 2022 AQMP is generally consistent with local government plans. While no specific development projects are proposed at this time, implementation of the Program would facilitate additional housing units and additional population growth within the Planning Area. Changes in the population and housing growth projections associated with the Program have the potential to affect SCAG's demographic projections, and therefore, the assumptions of the SCAQMD's AQMP. It is anticipated that Program implementation could potentially exceed the growth forecasts and change the underlying land use assumptions utilized in the 2022

AQMP. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

b) Would the project 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?

Potentially Significant Impact. Construction emissions associated with future development associated with the Program's implementation would temporarily emit pollutants to the local airshed from dust and on-site equipment, construction worker vehicles, delivery trucks, and off-site haul trucks. Volatile organic compounds (VOCs), nitrogen oxides (NO_x), carbon monoxide (CO), particulate matter with an aerodynamic diameter equal to or less than 10 microns (PM10), particulate matter with an aerodynamic diameter equal to or less than 2.5 microns (PM2.5), and sulfur oxides (SO_x) emissions are the main pollutants that would result from construction. In addition, the operation of future development would also emit pollutants associated with vehicular traffic, area sources (consumer products, architectural coatings, landscaping equipment), and energy sources (natural gas, appliances, and space and water heating). For consistency purposes, the implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures MM-AQ-3 and MM-AQ-9, detailed below. However, further analysis is required to determine the proposed Program's potential to result in a cumulatively considerable net increase of these criteria pollutants. Potentially significant impact could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-AQ-3 The following measures shall be implemented to reduce VOC emissions resulting from application of architectural coatings:

- Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;
- Use required coatings and solvents with a VOC content lower than required under Rule 1113;
- Construct/build with materials that do not require painting; and
- Use pre-painted construction materials.

COA-AQ-9 Proposed developments within the City of Fullerton shall include, to the extent feasible, as a part of construction and building management contracts, the following measures:

- All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.
- All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.
- All residential, commercial, and industrial structures shall be required to incorporate light colored roofing materials.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive populations are more susceptible to the effects of air pollution than are the general population. Sensitive populations (sensitive receptors) that are in proximity to localized sources of toxics and CO are of particular concern. The SCAQMD considers the following land uses as sensitive receptors: residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. There are sensitive receptors located within the immediate vicinity of various parcels within the Planning Area. Implementation of the proposed Program would result in future development that may generate toxic air contaminant emissions during future construction activities. Additionally, the operational emissions associated with these future developments could expose sensitive receptors to pollutant concentrations. For consistency purposes, the implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures MM-AQ-6 and MM-AQ-14, detailed below. However, further analysis is required regarding the air pollutant emissions that would result from the Program's implementation, and whether a substantial exposure to sensitive receptors would occur. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the Program EIR.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-AQ-6 Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.

COA-AQ-14 New sensitive land uses such as residential, a hospital, medical offices, day care facilities, and fire stations shall not be located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. If new sensitive land uses cannot meet this setback, they shall be designed and conditioned to include mechanical ventilation systems with fresh air filtration. For operable windows or other sources of ambient air filtration, installation of a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency filters for particulates (Minimum Efficiency Reporting Value [MERV] 13 or higher) or other similarly effective systems shall be required.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. The occurrence and severity of potential odor impacts depends on numerous factors. The nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of receiving location each contribute to the intensity of the impact. Although offensive odors seldom cause physical harm, they can be annoying, cause distress among the public, and generate citizen complaints.

During construction of future development projects associated with the Program's implementation, exhaust from equipment may produce discernible odors typical of most construction sites. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. However, such odors would disperse rapidly from the sites of future development projects and would generally occur at magnitudes that would not affect substantial numbers of people. Land uses and industrial operations associated with operational odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding (SCAQMD 1993). Operation of future development projects would not entail any of these potentially odor-causing land uses. Instead, the proposed Program would result in future development of residential and mixed-use development consisting of residential and commercial uses, for example. Furthermore, during construction and operation of the future development projects associated with the proposed Program, future applicants, construction contractors, and project operators would be required to comply with SCAQMD Rules 401, 402, and 403. Rule 401 prohibits discharge of air contaminants that are dark in shade or that obscure an observer's view for more than three minutes over the course of an hour. Rule 402 prohibits discharge of air contaminants that cause injury, detriment, nuisance, or annoyance to a considerable number of people or to the public, or that endanger the comfort, repose, health, or safety of people or the public, or that cause or have a natural tendency to cause injury or damage to business or property. Rule 403 requires implementation of dust control measures during activities capable of generating fugitive dust.

Compliance with existing regulations is consistent with the findings in the General Plan Program EIR. For informational purposes, mitigation measures were incorporated to reduce potentially significant impacts to air quality. General Plan Program EIR MM-AQ-1 is included in this Initial Study as a condition of approval for consistency purposes and to ensure compliance with SCAQMD Rule 403 prior to the issuance of a grading permit in order to reduce potential adverse impacts related to fugitive dust.

Given this above discussion, due to the nature of future construction and operation of potential residential and/or mixed-use land uses, and upon compliance with applicable SCAQMD rules, future development projects associated with the proposed Program would not result in other emissions such as those leading to odors. Impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Condition of Approval

The following mitigation measure is from the City's General Plan Program EIR and will be implemented as a COA for the proposed Program.

COA-AQ-1 Prior to issuance of any Grading Permit, the Community Development Director and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications

stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

1. All active portions of the construction site shall be watered twice daily to prevent excessive amounts of dust;
2. Non-toxic soil stabilizers shall be applied to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain), according to manufacturers' specifications;
3. All excavating and grading operations shall be suspended when wind gusts (as instantaneous gust) exceed 25 miles per hour;
4. On-site vehicle speed shall be limited to 15 miles per hour;
5. All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized;
6. Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;
7. All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
8. Track-out devices shall be used at all construction site access points;
9. All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;
10. A construction relations officer shall be appointed to act as a community liaison concerning on-site construction activity including resolution of issues related to fugitive dust generation;
11. Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway; and
12. Replace ground cover in disturbed areas as quickly as possible.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
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 state or federally protected wetlands (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?	☐	☐	☐	☒

a) 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?

Less Than Significant Impact. A significant impact would occur if a 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 the state or federal regulatory agencies cited above. The proposed Program would result in future development projects in areas of the City that are primarily

developed and do not contain areas of naturally vegetated vacant land. Future development projects within these areas would occur primarily through redevelopment of existing development sites or infill development. It is not anticipated that implementation of the proposed Program would result in significant impacts to candidate, sensitive, or special status species and their habitats. Notably, the Planning Area does not include parcels within the West Coyote Hills Focus Area, which has been identified as an area where special status wildlife and plant species and their habitats are known to occur (City of Fullerton 2012a). In addition, the Planning Area does not include parcels within the Coyote Hills East Habitat Conservation Plan, further discussed below in Section 3.4(f) of this Initial Study. For consistency purposes, the implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures MM-BIO-1, detailed below, which has been incorporated as a condition of approval for the purposes of this Initial Study. Therefore, COA-BIO-1 would require a Biological Resource Assessment for future development sites located within or adjacent to an environmentally sensitive habitat area, as determined by the City. As such, future development projects associated with the proposed Program would not result in 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. Impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Condition of Approval

The following mitigation measure is from the City's General Plan Program EIR and will be implemented as a COA for the proposed Program.

COA-BIO-1 A land use permit application for a project on a site located within or adjacent to an environmentally sensitive habitat area, as determined by the City of Fullerton Community Development Department, shall provide a Biological Resource Assessment prepared by a qualified biologist for review and approval by the Community Development Department. The Biological Resource Assessment shall evaluate the impact the proposed development may have on the habitat, and whether the development would be consistent with the biological continuance of the habitat. For those environmentally sensitive habitat areas which are only seasonally occupied, or where the presence of the species can best be determined during a certain season (e.g., annual wildflower species), the field investigation(s) must be conducted during the appropriate time to maximize detection of the subject species. The report shall identify possible impacts, their significance, measures to avoid possible impacts, mitigation measures required to reduce impacts to less than significant levels when impacts cannot be avoided, measures for the restoration of damaged habitats and long-term protection of the habitats, and a program for monitoring and evaluating the effectiveness of such measures.

b) Would the project 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?

Less Than Significant Impact. A significant impact would occur if riparian habitat or any other sensitive natural community identified locally, regionally, or by the State and federal regulatory agencies cited would be adversely modified by a project. The proposed Program would result in future development projects

associated with its implementation across the Planning Area. Future development projects would be located in areas that are primarily developed and do not contain riparian habitat or other sensitive natural community. Implementation of the proposed Program would occur primarily through redevelopment of existing development sites or infill development. As discussed in Section 3.4(a), the Planning Area does not include parcels within the West Coyote Hills Focus Area nor does not include parcels within the Coyote Hills East Habitat Conservation Plan, further discussed below in Section 3.4(f) of this Initial Study. Thus, it is not anticipated that implementation of the proposed Program would result in significant impacts to riparian habitat or other sensitive natural community.

However, some parcels within the Planning Area are located within the vicinity of mapped riparian habitats (USFWS 2023). Therefore, in the event that future development projects associated with the proposed Program are adjacent to existing rivers, streams, or channels, such projects would be required to comply with applicable General Plan Program EIR mitigation measures, including COA-BIO-1, detailed above. As such, consistent with the General Plan, compliance with COA-BIO-1 would require a Biological Resource Assessment for future development sites located within or adjacent to an environmentally sensitive habitat area, as determined by the City. Compliance with COA-BIO-1 would not result in 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. Impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant Impact. A significant impact would occur if the state or federally protected wetlands would be adversely affected by a project. The proposed Program would result in future development projects associated with its implementation across the Planning Area. Future development projects would be located in areas that are primarily developed and do not contain wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) on site. Implementation of the proposed Program would occur primarily through redevelopment of existing development sites or infill development. As discussed in Section 3.4(a), the Planning Area does not include parcels within the West Coyote Hills Focus Area nor does not include parcels within the Coyote Hills East Habitat Conservation Plan, further discussed below in Section 3.4(f) of this Initial Study. Thus, it is not anticipated that implementation of the proposed Program would result in significant impacts to wetlands.

However, some parcels within the Planning Area are located within the vicinity of mapped wetlands (USFWS 2023). Therefore, in the event that future development projects associated with the proposed Program are adjacent to wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.), such projects would be required to comply with applicable General Plan Program EIR mitigation measures, including COA-BIO-1, detailed above. As such, consistent with the General Plan, compliance with COA-BIO-1 would require a Biological Resource Assessment for future development sites located within or adjacent to an environmentally sensitive habitat area, as determined by the City. Compliance with COA-BIO-1 would not result in a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

d) Would the project 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?

Less Than Significant Impact. A significant impact would occur if a project were to interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. The proposed Program would result in future development projects associated with its implementation across the Planning Area. Future development projects would be located in areas that are primarily developed and do not contain wildlife corridors or native wildlife nursery sites on site. Implementation of the proposed Program would occur primarily through redevelopment of existing development sites or infill development. As discussed in Section 3.4(a), the Planning Area does not include parcels within the West Coyote Hills Focus Area nor does not include parcels within the Coyote Hills East Habitat Conservation Plan, further discussed below in Section 3.4(f) of this Initial Study. Thus, it is not anticipated that implementation of the proposed Program would result in significant impacts to wildlife corridors or native wildlife nursery sites.

Due to the presence of trees and vegetation on parcels across the Planning Area, there is the potential for adverse effects on ornamental non-native trees and shrubs that provide nesting habitat for common birds and raptors protected under the Migratory Bird Treaty Act (MBTA) (16 USC 703–712) and California Fish and Game Code Sections 3503, 3503.5, and 3513. Vegetation removal and other construction activities associated with future development projects could negatively affect individual birds or raptors that are nesting on or within the vicinity of the subject parcels. Vegetation removal could adversely affect or kill a nesting bird or raptor, and future construction activities would also elevate noise levels and could cause disturbance to protected bird/raptor species nesting on site or adjacent to the construction areas. Future construction activities could also have the potential to occur during breeding, reproduction, and juvenile rearing periods for nesting birds and raptors (i.e., between February 15 and August 31). Thus, there is potential for future construction activities and construction noise to negatively affect breeding or reproduction of bird and/or raptor species on or adjacent to subject parcels within the Planning Area. Compliance with the MBTA and California Fish and Game Code would reduce this impact. Once future development projects have been constructed, construction-related disturbances would no longer occur. Implementation of the proposed Program would include compliance with the City's open space and landscaping requirements (i.e., planting of trees), which would occur throughout the Planning Area. As such, the Planning Area would continue to provide potential nesting sites in an urban environment, consistent with existing conditions. Therefore, long-term impacts to nesting and migratory birds would not be significant. Impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. The City has policies and regulations in place to protect biological resources, including certain trees. The General Plan Program EIR identified Policy P25.3, Comprehensive Tree Management, which would "[s]upport projects, programs, policies and regulations to comprehensively plan for, manage and promote trees throughout the City." City's Community Forestry Ordinance (Chapter 9.06 of the Municipal Code) seeks to create and maintain a unified urban-forest resource within the City. The Community Forestry Ordinance addresses the planning, planting, maintenance, and removal of all trees and other landscape material in any street or other public area; over any landscape material in any street median, parkway strip or other landscaped portion of a public right-of-way; over trees and other landscape material in

other public spaces under the jurisdiction of the City such as parks, trails and public buildings; and over certain trees on private property. It also allows for the designation and protection of Landmark Trees.

The proposed Program would result in future development projects across the Planning Area. Implementation of the proposed Program is not anticipated to conflict with the Community Forest Ordinance given that future development and/or redevelopment activities within the Planning Area would be required to be reviewed for consistency with the Municipal Code, including the Community Forestry Ordinance. As such, the proposed Program would not conflict with any local policies or ordinances protecting biological resources. Impacts would be less than significant, and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. According to the California Department of Fish and Wildlife (CDFW) California Natural Community Conservation Plans Map, the Planning Area is within the boundaries of the Orange County Transportation Authority (OCTA) Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) (CDFW 2019). However, the OCTA NCCP/HCP only applies to freeway improvement projects and, thus, would not apply to future development projects associated with the proposed Program (OCTA 2014). The proposed Program would result in future development of residential and mixed-use development consisting of residential and commercial uses and not include infrastructure improvements under OCTA's jurisdiction. Moreover, the Planning Area does not overlay OCTA facilities.

There are a variety of privately owned and/or privately managed conservation areas established within the OCTA NCCP/HCP. For example, the Coyote Hills East HCP was permitted by Chevron USA under Section 10(a) of the Endangered Species Act (OCTA 2014). According to the General Plan Program EIR, the Coyote Hills East HCP establishes conservation measures, monitoring programs, long-term maintenance plans, and a mechanism for guaranteed funding of conservation programs (City of Fullerton 2012a). The proposed Program would not result in future development projects within the Coyote Hills East HCP. Therefore, implementation of the proposed Program would not conflict with the provisions of an adopted habitat conservation plan; natural community conservation plan; or other approved local, regional, or state habitat plan, as none apply to the Planning Area. No impact would occur as a result of the proposed Program. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	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 pursuant to §15064.5?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less Than Significant Impact. A significant impact would occur if a project were to cause a substantial adverse change in the significance of a historical resource pursuant to California Public Resources Code Section 15064.5. Implementation of the proposed Program would result in future development projects across the Planning Area. Although the proposed Program screened out and removed parcels from consideration that were identified on the City's local register of historical resources, potentially significant effects to historic-age structures and historical resources could occur as a result of the Program. However, implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures, including MM-CR-1 and MM-CR-3. These measures have been incorporated as conditions of approval for the purposes of this Initial Study. Therefore, COA-CR-1 would require a Phase I Cultural Resources Study for future development sites located on properties considered to be sensitive for cultural resources by the City. Moreover, during construction activities of future development projects, COA-CR-3 would be required in the event that cultural resources (i.e., historical) are inadvertently unearthed during excavation and grading activities. As such, all earth-disturbing activities within a 100-foot radius of the area of discovery would cease and a qualified professional would evaluate the significance of the finding and appropriate course of action. Implementation of these conditions under the Program's implementation would reduce impacts associated with a substantial adverse change in the significance of a historical resource to a less than significant level. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-CR-1 Future development projects for properties considered to be sensitive for cultural resources by the City of Fullerton shall conduct a Phase I Cultural Resources Study of the subject property in accordance with the City of Fullerton's protocol by a qualified professional, which shall be submitted to the City of Fullerton for review and approval. The Phase I Cultural Resources Study shall determine where the subject development project would potentially cause a substantial adverse change to any significant archaeological, paleontological, or historic resources. The Phase I Cultural Resources Study shall be

prepared to meet the standards established by the City and shall, at a minimum, including the results of the following:

1. Records searches at the South Central Coastal Information Center (SCCIC), the National or State Registry of Historic Places, and any appropriate public, private, and tribal archives.
2. Sacred Lands File records search with the Native American Heritage Commission (NAHC), followed by project scoping with the tribes recommended by the NAHC.
3. Field survey of the subject development site.

The proponent of the subject development project and the qualified professional(s) are also encouraged to contact the local Native American tribe (as identified by the NAHC and the City of Fullerton) to obtain input regarding the potential for Native American resources to occur on the subject site.

Feasible measures shall be identified in order to mitigate the known and potential significant effects of the subject development project, if any.

COA-CR-3 In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to CR-2, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Fullerton, to evaluate the significance of the finding and appropriate course of action (refer to Mitigation Measures CR-1, CR-2 and CR-4). If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact. A significant impact would occur if a project were to cause a substantial adverse change in the significance of an archaeological resource pursuant to California Public Resources Code Section 15064.5. Implementation of the proposed Program would result in future development projects across the Planning Area, which could include ground-disturbing activities. However, implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures, including MM-CR-1 through MM-CR-3. These measures have been incorporated as conditions of approval for the purposes of this Initial Study. As described above, COA-CR-1 would require a Phase I Cultural Resources Study for future development sites located on properties considered to be sensitive for cultural resources by the City. COA-CR-2 outlines procedures in the event that monitoring during construction by a professional archaeologist and/or paleontologist is needed for the subject development project. Moreover, during construction activities of future development projects, COA-CR-3 would be required in the event that cultural resources (i.e., archaeological) are inadvertently unearthed during excavation and grading activities. As such, all earth-disturbing activities within a 100-foot radius of the area

of discovery would cease and a qualified professional would evaluate the significance of the finding and appropriate course of action. Implementation of these conditions under the Program's implementation would reduce impacts associated with a substantial adverse change in the significance of an archaeological resource to a less than significant level. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-CR-1 See Section 3.5(a), above.

COA-CR-2 If the Phase I Cultural Resources Study required under Mitigation Measure CR-1 determines that monitoring during construction by a professional archaeologist and/or paleontologist is needed for the subject development project, the project proponent shall retain a professional archaeologist and/or paleontologist, subject to approval by the City of Fullerton, prior to the issuance of grading permits. The task of the professional archaeologist and/or paleontologist shall be to verify implementation of the mitigation measures identified in the City-approved Phase I Cultural Resources Study and to monitor the initial ground-altering activities, including but not limited to, debris removal, vegetation removal, tree removal, grading, trenching, or other site preparation activities. The professional archaeologist and/or paleontologist shall be empowered to temporarily halt or divert construction equipment to allow recording and removal of the unearthed resources. All artifacts and/or fossils discovered at the subject development site shall be inventoried and analyzed by the professional archaeologist and/or paleontologist. If any artifacts of Native American origin are discovered, a Native American Tribal monitor shall be asked to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible. A report of the findings, including an itemized inventory of recovered artifacts and/or fossils, shall be prepared and shall include a discussion of the significance and disposition of the recovered artifacts and/or fossils. The report and inventory shall be submitted to the City of Fullerton, signifying completion of the program to mitigate impacts to archaeological and/or paleontological resources.

COA-CR-3 See Section 3.5(a), above.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. As detailed in Section 2.1 of this Initial Study, the Program's parcels are proposed based on a methodology in which parcels Citywide were analyzed based on a variety of criteria and either removed from consideration or inclusion in the overlay zone. As such, the Planning Area does not include parcels identified as a formal cemetery. In general, the Planning Area is considered an urbanized area and the City overall is built-out. It is unlikely that human remains exist on or in the vicinity of the parcels within the Planning Area. While unlikely, there is some chance that previously undiscovered human remains could be located within the parcels identified for future development and disturbed by construction activities under the implementation of the proposed Program. However, in the unlikely event

that excavation activities inadvertently discover buried human remains, recovery activities must be conducted in accordance with Section 7050.5 of the California Health and Safety Code regarding the potential discovery of human remains. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the Orange County Coroner must be notified within 24 hours of the discovery. No further excavation or disturbance of the future development site or any nearby area reasonably suspected to overlie adjacent remains may occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, the County Coroner must notify the Native American Heritage Commission (NAHC) in Sacramento within 48 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify those persons it believes to be the Most Likely Descendant of the deceased Native American. The Most Likely Descendant must complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the proper treatment of the human remains.

The discussion above is consistent with the findings in the General Plan Program EIR. For informational purposes, mitigation measures were incorporated in the General Plan Program EIR to reduce potentially significant impacts to human remains. Although, impacts of the proposed Program are anticipated to be less than significant without mitigation, General Plan Program EIR MM-CR-4 will be carried forward as part of this Initial Study as a condition of approval in order to be consistent with the findings of the General Plan Program EIR. COA-CR-4 outlines procedures, in compliance with the aforementioned regulations, for future development projects in the event that human remains are found.

Therefore, compliance with State law (California Public Resources Code and Health and Safety Code) would ensure that potential impacts related to the disturbance of any human remains would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Condition of Approval

The following mitigation measure is from the City's General Plan Program EIR and will be implemented as a COA for the proposed Program.

COA-CR-4 In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. Construction of the future development projects associated with the implementation of the proposed Program would require the use of energy in the form of fossil fuels (for construction equipment, worker vehicles, and truck trips) and electricity (for construction site lighting, computer equipment, and temporary construction trailers, if needed). Operation of these future development projects would require electricity for building operation (appliances, lighting, etc.) and fossil fuels related to vehicular transportation to and from parcels within the Planning Area. Thus, reasonably foreseeable activities as a result of implementation of the proposed Program would increase the demands for electricity, natural gas, gasoline, and diesel consumption in the Planning Area, which are evaluated below.

Construction

Electricity. Energy use from construction of future residential development would primarily occur in association with fuel use by vehicles and other equipment to conduct construction activities. The electricity demand at any given time would vary throughout the construction period based on the construction activities being performed and would cease upon completion of construction. When not in use, electric equipment would be powered off to avoid unnecessary energy consumption. The electricity used for construction activities would be temporary and minimal; it would be within the supply and infrastructure service capabilities of Southern California Edison, and it would not require additional local or regional capacity. The electricity demand during construction is anticipated to be minimal as future projects would be built over time during the planning horizon of 2029. As such, the electricity used for any potential future construction activities would be temporary and minimal.

Natural Gas. Natural gas is not anticipated to be required during construction because construction of new buildings typically do not consume natural gas. Peak energy demand specifically applies to electricity; because natural gas (and petroleum) are liquid, these energy resources do not have the same constraints as electricity supply. Nonetheless, any use of natural gas is anticipated to be sufficiently served by existing supply from the Southern California Gas Company and would not require additional local or regional

capacity. Any minor amounts of natural gas that may be consumed because of construction of individual future development projects would be temporary and negligible and would not have an adverse effect.[1]

Petroleum. Heavy-duty equipment associated with construction of future development projects would rely on diesel fuel, as would vendor trucks involved in delivery of materials to the individual parcels within the Planning Area and haul trucks exporting demolition material or other materials off site or importing material. Construction workers would travel to and from each of the parcels within the Planning Area throughout the duration of construction. Construction is estimated to occur intermittently over the planning horizon of 2029. In addition, future development projects would be subject to the California Air Resources Board's (CARB's) In-Use Off-Road Diesel Vehicle Regulation that applies to certain off-road engines, vehicles, or equipment greater than 25 horsepower. The regulation (1) imposes limits on idling, requires a written idling policy, and requires a disclosure when selling vehicles; (2) requires all vehicles to be reported to CARB (using the Diesel Off-Road Online Reporting System) and labeled; (3) restricts the adding of older vehicles into fleets starting on January 1, 2014; and (4) requires fleets to reduce their emissions by retiring, replacing, or repowering older engines or installing Verified Diesel Emission Control Strategies (i.e., exhaust retrofits). The fleet must either show that its fleet average index was less than or equal to the calculated fleet average target rate, or that the fleet has met the Best Achievable Control Technology requirements. Overall, implementation of the Program would not be unusual as compared to overall local and regional demand for energy resources and would not involve characteristics that require equipment that would be less energy-efficient than at comparable construction sites in the region or state. Additionally, any future development facilitated by the Program would be required to adhere to all federal, state, and local requirements for energy efficiency, including the latest Title 24 standards. Considering these requirements, the Program would not result in the inefficient, wasteful, or unnecessary consumption of building energy. Construction impacts would be less than significant, and no mitigation is required.

Operations

Electricity. Operation of future development projects would require electricity for multiple purposes, but not limited to, building heating and cooling, lighting, appliances, and electronics. Additionally, the supply, conveyance, treatment, and distribution of water would indirectly result in electricity usage. An increase in potential residential development would result in an increase in total electrical demand. However, energy demand could reduce due to energy-saving regulations and code requirements that are currently unknown for the buildout year of 2029. For example, Title 24 2022 standards would increase the amount of solar for residential spaces compared to the 2019 standards. As such, the electricity used under the proposed Program would likely be lower with the incorporation of applicable standards that would further ensure that energy demands would not be inefficient, wasteful, or otherwise unnecessary. Therefore, impacts would be less than significant.

Natural Gas. The operation of residential would require natural gas for various purposes, including building heating and cooling, lighting, and appliances. As such, an increase in residential would result in an increase in demand. However, any future development facilitated under the proposed Program would be subject to statewide mandatory energy requirements as outlined in Title 24, Part 6, of the California Code of Regulations. Prior to development of future projects, the City, under the plan check and permitting process,

[1] While no natural gas is anticipated to be used during construction as construction equipment is typically diesel -fueled, the possibility of natural gas use is acknowledged in the event a natural gas-fueled piece of equipment is used or a natural gas-fueled hot water boiler is used for pipe relining.

would require that state regulations applicable at the time would be met. Thus, the natural gas consumption related to development facilitated by the Program would not be considered inefficient or wasteful, and impacts would be less than significant.

Petroleum. During operations, the majority of fuel consumption resulting from the future development facilitated under the Program would involve the use of motor vehicles, as well as fuels used for alternative modes of transportation that may be used by residents and visitors of the future development. Petroleum fuel consumption associated with motor vehicles traveling to and from future development is a function of the VMT as a result of operation of the Program's implementation. The potential buildout of the future development facilitated by the Project would result in an increase of annual VMT annually and an estimated increase in annual fuel demand of petroleum per year. Implementation of the Program does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT or associated excess and wasteful vehicle energy consumption.

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. Additionally, the general location of the parcels within the Planning Area proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. Furthermore, approval of the Program itself, as a zoning action, would not change these regulations related to transportation energy consumption. Therefore, transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary and impacts would be less than significant.

Renewable Energy Potential. Given the location of the Planning Area within an urban area and the nature of the Program, there are anticipated considerable site constraints at a parcel level including potential limited land availability, incompatibility with onsite and surrounding land uses for large scale power generation facilities, unknown interconnection feasibility, compatibility with utility provider systems, and no known water or geothermal resources to harness, that would eliminate the potential for biomass, geothermal, and hydroelectric renewable energy to be installed within the Planning Area.

Regarding wind power, due to the urban nature of the Planning Area parcels and surrounding land uses, wind turbines are generally anticipated to not be feasible as it represents an incompatible use due to the height of the wind turbine blades and the need to avoid nearby obstacles. Regarding solar power, the future development allowed by the Program is anticipated to include solar power, which at a minimum, is anticipated to be provided for newly built or modified low-rise residential buildings in compliance with Title 24 building energy efficiency standards. As solar power technology improves in the future and regulations require additional solar, it is reasonable to assume that additional solar power may be provided to the future development allowed for by the Program. In addition, the potential for installation of battery storage in future developments, if determined to be a feasible and compatible land use of the site, could also be provided, but is unknown at this time of the scale and level of adoption. In summary, future development under the Program is anticipated to include the onsite renewable energy source (i.e., solar) that is determined to be feasible for the Planning Area and type of development.

Summary. As explained above, implementation of the proposed Program would use renewable energy onsite as determined to be feasible and would not result in wasteful, inefficient, or unnecessary consumption of energy resources, including electricity, natural gas, or petroleum during construction or

operation of future development projects. Impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. There are a variety of State and local plans and policies in place that promote use of renewable energy and energy efficiency. Examples include the State's Renewable Portfolio Standard and the California Building Energy Efficiency Standards. The Renewable Portfolio Standard initially required retail sellers of electric services to increase procurement from eligible renewable energy resources to 20% of total retail sales by 2017. In 2015, Senate Bill 350 mandated a 50% Renewable Portfolio Standard by 2030. In 2018, Senate Bill 100 increased the Renewable Portfolio Standard to 60% by 2030 and requires all of the State's electricity to come from carbon-free resources by 2045. In accordance with Senate Bill 100, the City's electricity supplier (Southern California Edison) is required to procure at least 60% of its energy portfolio from renewable sources by 2030.

The California Building Energy Efficiency Standards (California Code of Regulations, Title 24, Part 6) was adopted to ensure that building construction, system design, and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. Part 6 of Title 24 of the California Code of Regulations and all applicable rules and regulations would reduce energy demand and increase energy efficiency related to future residential development facilitated under the proposed Program. Part 6 of Title 24 of the California Code of Regulations establishes energy efficiency standards for residential buildings constructed in California to reduce energy demand and consumption. Part 6 is updated periodically (every 3 years) to incorporate and consider new energy efficiency technologies and methodologies. Title 24 also includes Part 11, California Green Building Standards (CALGreen).

Additionally, as discussed in Section 4.8 of this Initial Study, various existing local plans would reduce energy use including SCAG's 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy, and CARB's Scoping Plan. Furthermore, approval of the Program itself, as a zoning action, would not change these regulations and would not provide any goals, policies, or programs that would conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Future development projects implemented under the proposed Program would be designed and constructed to incorporate sustainable building features and construction protocols required by State and local regulations and plans. Implementation of the Program is required to be consistent with existing regulations and, therefore, is not anticipated to conflict with renewable energy or energy efficiency plans. Prior to development of future projects, the City, under the plan check and permitting process, would require that state regulations applicable at the time would be met. Thus, the development facilitated by the Program would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) 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 direct or indirect 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?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

a) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) 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.

Less Than Significant Impact. The Alquist-Priolo Earthquake Fault Zoning Act, California Public Resources Code sections 2621 et seq., regulates development near active faults to reduce hazards associated with surface fault rupture. The law prohibits most structures for human occupancy from being built across the trace of active faults and establishes special study zones called Alquist-Priolo Zones, which extend 500 feet from the fault. These zones are delineated and defined by the State geologist and identify areas where potential surface rupture along a fault could prove hazardous. As mapped by the California Department of Conservation, no parcel within the Planning Area is located within an Alquist-Priolo Zone (DOC 2023). In addition, with respect to CEQA, it is a project's impact on the environment – and not the environment's impact on a project – that compels an evaluation of how future residents or users could be affected by an on-site active fault. Future siting of buildings would have to comply with the Alquist-Priolo Earthquake Fault Zoning Act, which is intended to prevent construction of buildings for human occupancy on top of traces of active faults. As such, future development projects would be required to go through the City's plan check and permitting process to ensure compliance with state and local building code requirements. Compliance with requirements of building code for structural safety during seismic event would reduce fault hazards to less than significant. With compliance with existing regulations, including compliance with the state and local building codes, future development implemented under the Program would not cause, or exacerbate the potential for fault rupture to occur. Therefore, the proposed Program would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. As a result, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

ii) Strong seismic ground shaking?

Less Than Significant Impact. The Planning Area is located within an area that could be subject to seismic ground shaking from a variety of fault lines throughout the region. The local and regional faults that have the potential to affect the City are depicted on Exhibit 5.7-1, Regional Faults, of the General Plan Program EIR. Two faults, the Norwalk Fault and the Puente Hills Fault, traverse Fullerton. In addition, the Whittier-Elsinore Fault and the Newport-Inglewood Fault are located within miles of the City (City of Fullerton 2012a). A number of faults in the region are considered active features capable of generating future earthquakes that could result in moderate to strong ground shaking. According to the General Plan Program EIR, the National Seismic Zones Map has designated the City within Zone 4, which has the highest earthquake danger of the four national seismic zones. As such, existing local regulations require stronger construction standards for buildings located within the City's Municipal Code. Chapter 14.03 ensures future development projects would be in compliance with building code provisions that regulate design, engineering, and construction standards, consistent with the California Building Code. Furthermore, Section 16.05.065, Soils Report, of the Municipal Code, requires the property owner/developer to prepare a site-specific final geotechnical investigation prepared by a qualified licensed soils/engineering geologist and/or geotechnical engineer (geotechnical consultant). The geotechnical consultant shall determine if additional subsurface geotechnical field work (e.g., borings), laboratory testing, and/or geotechnical analysis is necessary in order to provide site-specific geotechnical design recommendations that ensure

compliance with the Fullerton Municipal Code and the most recently adopted California Building Code in effect at the time of building permit issuance. These site-specific recommendations would be incorporated into the project site preparation and building design specifications of the future development projects. Therefore, future developments would be required to go through the City's building plan check review to ensure compliance with state and local building code requirements. The building plan check review, with a detailed, site-specific geotechnical investigation, would calculate the seismic design parameters to reduce hazards to people and structures arising from ground shaking. As a result, future development projects implemented under the Program would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction is the process in which saturated silty to cohesionless soils below the groundwater table temporarily lose strength during strong ground shaking as a consequence of increased pore pressure during conditions such as those caused by an earthquake. Earthquake waves cause water pressure to increase in the sediment and sand grains lose contact with each other, leading the sediment to lose strength and behave like a liquid. Liquefaction susceptibility is considered high throughout the City, including the Planning Area, and especially within the southwestern portions as shown in Exhibit 5.7-3 of the General Plan Program EIR (City of Fullerton 2012a). Structures built on deposits of alluvium, clays, silts, and poorly constructed manmade fills would most likely experience damage due to seismically-induced settlement and differential compaction. Therefore, project implementation could result in significant impacts regarding the exposure of people and structures to potential substantial adverse effects involving seismic-related ground failure (i.e., liquefaction). However, similar to the discussion above in Section 3.7(a)(ii), Section 16.05.065, Soils Report, of the Municipal Code, would require the property owner/developer of parcels within the Planning Area to prepare a site-specific final geotechnical investigation prepared by a qualified licensed soils/engineering geologist and/or geotechnical engineer. As a result, site-specific recommendations would be incorporated into future project site preparation and building design specifications. Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

iv) Landslides?

Less Than Significant Impact. Seismically induced landslides can adversely affect structures, people or property, utilities and infrastructure. As described in the General Plan Program EIR, the landslide potential in the City is considered to be low due to the flat topography in most areas of the City. There is the potential for landslides in the steeper portions of the East and West Coyote Hills area due to the sloping topography (City of Fullerton 2012a). Section 2.1 of this Initial Study details the methodology for applicable parcels within the Program's overlay zone. Utilizing the City's Local Hazard Mitigation Plan, applicable parcels were either removed from or considered for inclusion in the overlay zone based on a variety of criteria. One of the criteria is the parcel's location outside of a local hazard zone (i.e., landslide hazard zones). As such, Program-identified parcels are not located within an earthquake-induced landslide area, consistent with Exhibit 5.7-3, Liquefaction/Landslide Potential, of the General Plan Program EIR (City of Fullerton 2012a). Moreover, future development projects implemented under the proposed Program would be required to comply with the City's plan check and permitting process, including compliance with applicable building

code provisions governing structural design, engineering, safety, and integrity (e.g., Municipal Code Chapter 14.03, Building Code). Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. In an urbanized setting, substantial erosion or loss of topsoil typically occurs when ground disturbance causes soils to be exposed, and the soils are washed away during a storm or wind event. Surface structures, such as paved roads and buildings, decrease the potential for erosion. Once covered, soil is no longer exposed to wind or water erosion. Implementation of the proposed Program would result in future development projects on parcels with various existing conditions, including vacant land, previously disturbed land, and land with existing development. Buildout of the proposed Program would substantially increase the amount of impervious surface within the Planning Area. However, existing regulations would ensure the implementation of future development projects would comply with water quality standards and requirements, such as those further discussed in Section 3.10 of this Initial Study. As such, compliance with water quality standards and stormwater runoff, future development projects under the Program would minimize short- and long-term erosion. Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

c) Would the project 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?

Less Than Significant Impact. Similar to the discussion above in Section 3.7(a)(iv), the landslide potential in the City is considered to be low due to the flat topography in most areas of the City. Lateral spreading is commonly induced by liquefaction of material during an earthquake. Given the high susceptibility to liquefaction throughout the City and especially within the southwestern portions, the potential for lateral spreading is also considered high, according to the General Plan Program EIR. Although not considered a major problem, areas containing zones subject to subsidence resulting from consolidations include the central and northern portions of Fullerton. Other parts of the City may experience minor subsidence from a major earthquake (City of Fullerton 2012a). However, Section 16.05.065, Soils Report, of the Municipal Code, would require the property owner/developer of parcels within the Planning Area to prepare a site-specific final geotechnical investigation prepared by a qualified licensed soils/engineering geologist and/or geotechnical engineer. As a result, site-specific recommendations would be incorporated into future project site preparation and building design specifications. Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

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

Less Than Significant Impact. Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. Implementation of the proposed Program would be required to comply with California Building Code requirements related to hazards involving potentially expansive soils. However, numerous controls would be imposed on future development projects through the City's

permitting process, in order to lessen impacts associated with expansive soils. The potential impacts associated with expansive soils would be sufficiently mitigated for structures designed and constructed in conformance with the City's Municipal Code and industry-accepted engineering standards, including Section 16.05.065, Soils Report. Therefore, with review under the City's building plan check process, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

e) Would the project 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?

No Impact. The parcels within the Planning Area are served by the existing municipal sewer system. The City has established utility services, and no septic systems would be proposed or required to serve future development projects under the proposed Program. Therefore, no impacts would occur, and this issue will not be further analyzed in the EIR prepared for the Program.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. The parcels within the Planning Area are located within an urbanized area and have likely been subject to disturbance in the past. Moreover, grading, excavation, or other construction activities resulting from implementation of the proposed Program could potentially disturb undiscovered paleontological resources or unique geologic features, in the event that any are present. For consistency purposes, the implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures, including MM-CR-1 through MM-CR-3. However, further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential for paleontological resources. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-CR-1 See Section 3.5(a), above.

COA-CR-2 See Section 3.5(a), above.

COA-CR-3 See Section 3.5(a), above.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
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?	☒	☐	☐	☐

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

Potentially Significant Impact. Future development projects under the proposed Program would result in emissions of greenhouse gases (GHGs) during construction and operations. Temporary GHG emissions would result from construction activities (i.e., vehicles and equipment) associated with future development projects. Additionally, during operations, GHG emissions would result from vehicle trips generated by these future development projects, as well as building energy and water usage. The proposed Program would be subject to a variety of plans and policies that are place for the reduction of GHG emissions at the State and local level. Such plans and policies include SCAG's Connect SoCal and the City's Climate Action Plan. Further analysis is required to determine the anticipated GHG emissions generated as a result of future development projects, the impact on global climate change, and compliance with applicable plans and policies for GHG reductions. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

b) Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. As stated above, there are a variety of plans, policies, and regulations in place for the purpose of reducing GHG emissions. At the State level, the CARB Scoping Plan provides a framework for actions to reduce California's GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. Under the Scoping Plan, there are several state regulatory measures aimed at the identification and reduction of GHG emissions. CARB and other State agencies have adopted many of the measures identified in the Scoping Plan. Most of these measures focus on area source emissions (e.g., energy usage) and changes to the vehicle fleet and associated fuels, among others. Another State regulatory action, Executive Order S-3-05, establishes a goal to reduce statewide GHG emissions to 80% below the 1990 level by 2050. At the regional level, the SCAG Connect SoCal sets forth strategies to reduce vehicle miles traveled, to increase use of alternative fuel vehicles, and to improve energy efficiency. At the local level, the City adopted the Climate Action Plan in 2012 (City of Fullerton 2012b). The Program EIR will evaluate the Program's consistency with applicable State, regional, and local

plans, policies, and regulations that have been adopted for the purpose of reducing GHGs. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. 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?	☐	☐	☒	☐
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 that 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?	☒	☐	☐	☐
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 or excessive noise for people residing or working in the project area?	☒	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Materials are considered hazardous if it is specifically listed by statute or if the material or waste is considered toxic, ignitable, corrosive, and/or reactive. Hazardous materials are used in various commercially available products (e.g., household cleaners, industrial solvents, paint, pesticides), used in the manufacturing of various products, and can include petroleum and natural gas. The land uses that would be developed under the proposed Program include new residential uses, which would require the use of hazardous materials during construction and operation of future development projects. Implementation of the proposed Program would not involve the direct impacts related to the routine transport, use, or disposal of hazardous materials; however, the Program would facilitate the construction of future development projects which would have the potential to create a significant hazard to the public or the environment.

During construction, future projects implemented under the proposed Program would require the use of heavy equipment and machinery and various building materials, which would require temporary and limited use of hazardous substances. The temporary transport, storage, and use of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oils, paint, grease, adhesives, welding gases, solvents, and vehicle and equipment-maintenance related materials, is anticipated to be required for future projects. All hazardous materials must be used and stored in accordance with manufacturers' instructions and handled in compliance with federal, local and state requirements. Furthermore, these future projects would introduce new residential uses onto parcels with non-residential underlying zoning designations. As detailed in Table 2-1, Program Growth Summary, implementation would involve future demolition and earthwork activities on identified parcels. As such, construction activities would involve the transport of commonly used hazardous substances from construction sites to be disposed of at contracted solid waste disposal providers in accordance with federal, state, and local regulations, including the California Health and Safety Code, the Hazardous Materials Transportation Act, California Division of Occupational Safety and Health (Cal/OSHA), and local fire code requirements. Such requirements include the transport of hazardous waste materials is further governed by Health and Safety Code Section 25163, which requires transporters of hazardous waste to hold a valid registration issued by the California Department of Toxic Substances Control (DTSC) while transporting hazardous waste, and California Code of Regulations Title 22, Chapter 13, which requires haulers to have an identification number and a registration certificate from DTSC; obtain a Uniform Hazardous Waste Manifest signed by the generator and transporter prior to accepting hazardous wastes; and delivery of hazardous waste to authorized facilities only. The proposed Program would not result in new or different methods for future construction activities that are not already allowed within the Planning Area or otherwise result in changes to existing requirements for the transport, use, or disposal of hazardous materials. Consequently, with compliance of applicable regulations, the future use of construction-related hazardous materials would not pose a significant risk to the public or environment through the temporary routine and limited use or disposal of hazardous materials. Therefore, construction impacts would be less than significant. No mitigation is required.

Compliance with existing regulations is consistent with the findings in the General Plan Program EIR. For informational purposes, mitigation measures were incorporated to reduce potentially significant impacts to hazardous materials. General Plan Program EIR MM-HAZ-2 and MM-HAZ-4 are included in this Initial Study as conditions of approval to ensure consistency purposes with the General Plan and the proposed Program's implementation. COA-HAZ-2 and COA-HAZ-4 outline procedures prior to potential remedial

excavation and grading activities. Although, impacts of the proposed Program are anticipated to be less than significant without mitigation, these conditions will be carried forward as part of this Initial Study in order to be consistent with the findings of the General Plan Program EIR.

During operations, it is not anticipated that these future projects would create a significant hazard beyond what is typical of a residential land use (e.g., paints, solvents, cleaning supplies, refrigerants, landscaping products, and petroleum products). Future residential land uses would continue to use typical household and commercially available hazardous materials, and there would be no new uses that are not already allowed within the residential zones in the Planning Area. Incorporating an overlay zone to allow for residential development would not expand or increase risks associated with hazardous materials or otherwise result in changes to existing requirements for the transport, use or disposal of hazardous materials.

Similar to construction-related activities, operation of future projects would be subject to regulations governing the transport, use, or disposal of hazardous materials, including the federal Resource Conservation and Recovery Act, which provides the cradle to grave regulation of hazardous wastes; Comprehensive Environmental Response, Compensation, and Liability Act, which regulates closed and abandoned hazardous waste sites; the Hazardous Materials Transportation Act, which governs hazardous materials transportation on U.S. roadways; International Fire Code, which creates procedures and mechanisms to ensure the safe handling and storage of hazardous materials; Title 22, which regulates the generation, transportation, treatment, storage and disposal of hazardous waste; Title 27, which regulates the treatment, storage and disposal of solid wastes; and the City's Fire Code, which regulates hazardous materials and hazardous substance releases. For development within the State of California, Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520. Moreover, prior to the issuance of a demolition or building permit at the City, all project applicants must obtain the proper clearance of compliance with applicable regulations through the City's plan check and permitting process. Therefore, future development projects are not anticipated to create a significant hazard to the public or the environment through the routine transport, use, and disposal of hazardous materials, and impacts would be less than significant. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-HAZ-2 Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction

activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements:

- Excavation and disposal at a permitted, off-site facility;
- On-site remediation, if necessary; or
- Other measures as deemed appropriate by the City of Fullerton Fire Department.

COA-HAZ-4 Areas of exposed soils within Caltrans right-of-way that would be disturbed during excavation/grading activities shall be sampled and tested for lead prior to ground disturbance activities on a project-by-project basis, so that any special handling, treatment, or disposal provisions associated with aerially deposited lead may be included in construction documents (if aerially deposited lead is present).

b) Would the project 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?

Potentially Significant Impact. Similar to the discussion presented in Section 3.9(a), redevelopment of parcels identified within the Planning Area and facilitated under the proposed Program could 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. For example, demolition and construction activities associated with future development could result in the disturbance of hazardous materials such as asbestos, lead-based paint, and universal wastes that may be present in existing buildings to be demolished or redeveloped. Additional information is needed to determine whether the implementation of the proposed Program could create a significant hazard to the public. For consistency purposes, the implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures, including MM-HAZ-1, detailed below. However, further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Standard Condition of Approval

The following mitigation measure is from the City's General Plan Program EIR and will be implemented as a COA for the proposed Program.

COA-HAZ-1 Prior to issuance of a Grading Permit for properties considered by the City to involve the potential for site contamination, a Phase I Environmental Site Assessment shall be prepared in accordance with ASTM Standards and Standards and Practices for AAI, in order to investigate the potential existence of site contamination. Any site specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e., auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc.), which may require remedial activities prior to construction.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. The Planning Area includes parcels throughout the City and, as such, various parcels are located within one-quarter mile of an existing or proposed school. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to schools. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

d) Would the project be located on a site that 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?

Potentially Significant Impact. California Government Code Section 65962.5 combines several regulatory lists of sites that may pose a hazard related to hazardous materials or substances. The DTSC's EnviroStor database and State Water Resources Control Board's GeoTracker database identify sites that have known contamination or sites for which there may be reasons to investigate further. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to hazardous materials sites. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

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 or excessive noise for people residing or working in the project area?

Potentially Significant Impact. Several identified parcels within the proposed Program are within the vicinity of a public airport, the Fullerton Municipal Airport, located in the southwestern corner of the City. As such, future development projects as a result of Program implementation could result in a safety hazard or excessive noise for people residing or working in the Planning Area. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to airport-related safety hazards or excessive noise (see also, Section 3.13(c) of this Initial Study). As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The emergency response plan for the Planning Area is the City's Local Hazard Mitigation Plan, which outlines the implementation programs needed to prevent risks to occupants and to minimize injury from an unavoidable disaster or emergency (City of Fullerton 2020). The Local Hazard Mitigation Plan anticipates that a system of major and primary arterial highways (i.e., Imperial Highway (SR-90), Bastanchury Road, Malvern/Chapman Avenue, Commonwealth Avenue, and Orangethorpe Avenue, Beach Boulevard, Euclid Street, Harbor/Brea Boulevard, State College Boulevard, and Placentia Avenue) within the city would serve as evacuation routes during hazard events. If any of the routes become inaccessible, the local streets could easily become congested, thereby impacting timely evacuation. Implementation of the proposed Program would facilitate the future development of projects throughout the Planning Area. It is possible that construction activities associated with future projects that

may be developed under the proposed Program may result in the presence of construction equipment and materials adjacent to roadways that could temporarily impede emergency access to and within the Planning Area. However, a site-specific level of analysis is not available for the purposes of this Initial Study. Nevertheless, future development would need to comply with all applicable building code requirements in the California Building Code, Fire Code, and the City's Municipal Code related to access and design requirements to allow for emergency services to access all structures. As such, individual project would be reviewed during the City's plan check and permitting process.

Compliance with existing procedures is consistent with the findings in the General Plan Program EIR. For informational purposes, mitigation measures were incorporated to reduce potentially significant impacts to emergency evacuation plans. General Plan Program EIR MM-HAZ-5 and MM-HAZ-6 are included in this Initial Study as conditions of approval to ensure consistency purposes with the General Plan and the proposed Program's implementation. COA-HAZ-5 would require the preparation of a Traffic Control Plan during construction, as applicable. COA-HAZ-6 would ensure that consultation between City departments is disclosed in the event that temporary closures or alternative travel routes are required for implementation of future development projects. Although, impacts of the proposed Program are anticipated to be less than significant without mitigation, these conditions will be carried forward as part of this Initial Study in order to be consistent with the findings of the General Plan Program EIR.

As such, with compliance with applicable regulations, impacts to emergency access would be less than significant and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-HAZ-5 Prior to construction, future developers shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan may include the following provisions, among others:

- At least one unobstructed lane shall be maintained in both directions on surrounding roadways.
- At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions.
- If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.

COA-HAZ-6 The City Community Development Department shall consult with the Fullerton Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary lane or roadway closures.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. Fire hazards at the urban-wildlands interface is a potential problem that threatens life and property. The City's General Plan Program EIR has identified areas where fire hazard severity is considered Very High and High in Exhibit 5.9-1, Fire Hazard Severity (City of Fullerton 2012a). These mapped areas include portions of the Planning Area identified for the proposed Program. As a result of Program implementation, future development projects could have the potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. However, the City's Municipal Code includes existing regulatory requirements for property within fire hazard severity zones. Chapter 13.19, Fire Prevention Standards, of the Municipal Code would ensure coordination and compliance with the City's Fire Department Fire Prevention Standard on Fuel Modification Plans and Maintenance, as well as standards within the Fire Prevention Standard on Brush Clearance. All future development would be required to comply with these provisions, as appropriate, through the plan check and permitting process. Compliance with the specified fire prevention standards would provide the necessary limitations to reduce the exposure of people or structures to risk involving wildland fires to less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) 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; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The Planning Area consists of various parcels with various existing conditions, including vacant land, previously disturbed land, and land with existing development. However, buildout of the proposed Program would substantially increase the amount of impervious surface within the Planning Area. The addition of impervious surfaces within the Planning Area could result in increased runoff that could violate water quality standards or waste discharge requirements or substantially degrade surface water or groundwater quality.

However, existing regulations would ensure the implementation of future development projects would comply with water quality standards and waste discharge requirements. Pursuant to Section 402 of the Clean Water Act, the United States Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct stormwater discharges. Similarly, the State Water Resources Board administers the NPDES permitting program and is responsible for developing permitting requirements. The Planning Area is within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). The RWQCB issues permits to the County of Orange, Orange County Flood Control District and incorporated cities of Orange County. The NPDES program regulates industrial pollutant discharges, including construction activities for sites larger than one acre. As such, implementation of future development projects under the proposed Program with potential site disturbances of more than one acre would be subject to the NPDES Construction General Permit requirements (Order No. 2009-0009-DWQ). Construction activities associated with the future development projects have the potential to impact water quality through soil erosion and increasing the amount of silt and debris carried in runoff. Additionally, the use of construction materials such as fuels, solvents, and paints may present a risk to surface water quality. To minimize these potential impacts, future development projects would be required to comply with the NPDES Construction General Permit and prepare and implement a Stormwater Pollution Prevention Plans (SWPPP). Pursuant to the existing requirements of the NPDES Construction General Permit. For future development sites disturbing less than one acre of ground

surface during construction would be required to implement Best Management Practices (BMPs), in accordance with the City's Municipal Code.

During operations, future development projects under the proposed Program would be required to adhere to applicable regulations governing water quality. The Drainage Area Management Plan (DAMP) provides guidance for the Orange County NPDES Stormwater Program that is implemented within each permittee's jurisdiction. The Local Implementation Plan (LIP) describes how the DAMP is being implemented by individual permittees under the NPDES Municipal Separate Storm Sewer System (MS4) permit. These regulations address stormwater quality issues specific to the local watershed or region and requires permittees to develop and implement a stormwater management program designed to prevent pollutants from entering receiving waters. MS4 permits are issued by local RWQCBs in order to provide the permits with the means to address stormwater quality issues specific to the local watershed or region. The City is responsible for controlling or limiting urban pollutants generated by construction and post-construction activities from reaching their MS4s, and future development projects under the proposed Program are subject to the requirements of the north Orange County MS4 permit.

Compliance with existing regulations is consistent with the findings in the General Plan Program EIR. For informational purposes, mitigation measures were incorporated to reduce potentially significant impacts to water quality. General Plan Program EIR MM-HYD-1, MM-HYD-2, and MM-HYD-3 are included in this Initial Study as conditions of approval to ensure consistency purposes with the General Plan and the proposed Program's implementation. COA-HYD-1 and COA-HYD-2 would require project applicants to prepare and implement the SWPPP that includes BMPs to control erosion and prevent any discharge of sediments from the project site to reduce water quality impacts, as well as ensure coordination with the City's Engineering Department to determine requirements necessary to mitigate impacts to drainage. Although, impacts of the proposed Program are anticipated to be less than significant without mitigation, these conditions will be carried forward as part of this Initial Study in order to be consistent with the findings of the General Plan Program EIR.

Compliance with existing regulations would reduce impacts to a less than significant level. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-HYD-1 Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the Santa Ana RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Engineering for water quality construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the and/or treatment control BMPs to avoid or mitigate

runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.

COA-HYD-2 Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Engineering, a Water Quality Management Plan or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Orange County DAMP. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.

COA-HYD-3 Prior to site plan approval, the project owner/developer(s) shall be required to coordinate with the City of Fullerton Engineering Department to determine requirements necessary to mitigate impacts to drainage improvements in order to accommodate storage volumes and flood protection for existing and future runoff. Proposed projects shall implement mitigation measures, if required, to the satisfaction of the City of Fullerton Public Works Director. For any new storm drainage projects/studies that have the potential to impact adjacent jurisdictions' storm drainage systems, the developer shall submit said studies to the applicable jurisdiction for review and approval.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. Similar to the discussion presented in Section 3.10(a), buildout of the proposed Program would increase the amount of impervious surface within the Planning Area. It is unknown at this time whether future development projects associated with the Program proposes to extract groundwater; regardless, the increase in impervious surfaces could interfere with groundwater recharge and sustainability. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to groundwater supplies. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. Similar to the discussion presented in Section 3.10(a), buildout of the proposed Program would increase the amount of impervious surface within the Planning Area and has the potential to modify the existing drainage pattern of these parcels where existing conditions could include pervious landscapes and smaller structures on site. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to erosion and siltation. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Potentially Significant Impact. Buildout of the proposed Program has the potential to substantially increase the rate or amount of surface runoff within the Planning Area by constructing impervious surfaces associated with the construction of future development projects where various parcels no structures or impervious landscapes currently exist. The analysis of an increase in the rate of surface water runoff coming from these parcels requires additional study. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to flooding. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

iii) 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?

Potentially Significant Impact. Buildout of the proposed Program has the potential to create or contribute to runoff water that could exceed the capacity of the stormwater drainage systems or provide substantial additional sources of polluted runoff. The Planning Area consists of parcels identified for infill and redevelopment for residential uses; thus, any new additional impervious surfaces constructed within the Planning Area could increase the rate at which stormwater runoff exits these parcels, which could result in runoff amounts that exceed the capacity of the existing stormwater infrastructure. The analysis of an increase in the rate of surface water runoff coming from the identified parcels requires additional study. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to surface runoff. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

iv) Impede or redirect flood flows?

Potentially Significant Impact. According to the General Plan Program EIR, various parcels identified for the proposed Program are located within an area of flood risk, as mapped in Exhibit 30, Flood Risks (City of Fullerton 2012a). Implementation of the proposed Program does not include infrastructure improvements or components that would impede or redirect flood flows. However, additional information is needed to determine whether there are existing drainage features traversing the Planning Area. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to flood hazards. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

d) In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?

Potentially Significant Impact. The City is located over 10 miles northwest of the Pacific Ocean and not within the vicinity of a body of water. Due to the distances between the Planning Area and the Pacific Ocean, there is no risk of release of pollutants due to tsunami or seiche. However, as described in Section 3.10(c)(iv), the various parcels within the Planning Area do contain flood risks. Moreover, the Brea Dam, located within the center of the City, could pose a risk in a flood event, thereby releasing pollutants due to project inundation. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to seiche zones. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. Buildout of the proposed Program would involve the construction of new buildings, create new impervious surfaces, involve off-pavement construction operations, and require ground-disturbing activities. Thus, the proposed Program has the potential to conflict with existing water quality or groundwater management plans. Additional analysis is required to determine whether buildout of the proposed Program would conflict with such plans. Further analysis is required to identify applicable water quality control plans or sustainable groundwater management plans in order to determine the potential impacts. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a) Would the project physically divide an established community?

Less Than Significant Impact. The physical division of an established community typically refers to the construction of a linear feature (e.g., a major highway or railroad tracks) or removal of a means of access (e.g., a local road or bridge) that would impair mobility within an existing community or between a community and outlying area. The parcels within the Planning Area are bound by existing, major roadways or within the vicinity of existing roadways. The proposed Program's parcels were identified based on a methodology with four specific criteria: 1) economic viability; 2) location within opportunity areas; 3) location outside of local hazard zones; and 4) adjacent to local amenities. Based on the criteria further outlined in Section 2.1 of this Initial Study, these parcels were screened and either included for, or removed from, consideration. Implementation of the proposed Program would result in future redevelopment of these parcels and would not result in a physical division within an established community. Furthermore, the proposed Program does not include features such as a new highway, new aboveground infrastructure, or an easement through an established neighborhood that may result in physical divisions within a community. For these reasons, the proposed Program's impacts would be less than significant. No mitigation is required. This issue will not be further analyzed in the EIR prepared for the Program.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The City has numerous land use policies and regulations that have been adopted to avoid or mitigate environmental effects. As described throughout this Initial Study, the proposed Program may result in potentially significant environmental impacts, depending on the results of more detailed technical analyses that will be presented in the Program EIR. As such, the analyses in the Program EIR will demonstrate whether the proposed Program may potentially conflict with land use plans, policies, or regulations that have been adopted for the purpose of avoiding or mitigating an environmental effect. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. 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?	☒	☐	☐	☐
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?	☒	☐	☐	☐

a) Would the project 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?

Potentially Significant Impact. The California Geological Survey has mapped the City with two different Mineral Resource Zones (MRZs): MRZ-1, which are areas where adequate information indicates that no significant mineral deposits are present or where it is determined that little likelihood exists for their presence, and MRZ-3, which are areas containing mineral deposits, the significance of which cannot be evaluated from available data (CGS 1994). In addition, according to the City's Local Hazard Mitigation Plan, there are several active, plugged, or idle oil and gas wells throughout the City, some of which may underly the Planning Area (City of Fullerton 2020). Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to mineral resources. As such, potentially significant impacts could occur related to the redevelopment of these parcels with the implementation of the proposed Program. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

b) Would the project 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?

Potentially Significant Impact. As discussed above in Section 3.12(a), the Planning Area has the potential to overlay with land designated with potentially significant mineral resources. Further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to mineral resources. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or 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?	☐	☐	☒	☐

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Implementation of the proposed Program would result in future development projects which would generate construction and operational noise. For consistency purposes, the implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures, including MM-N-1 and MM-N-2. However, further analysis is required to assess the environmental setting of the parcels within the Planning Area (i.e., noise-sensitive receptors located within the proximity of identified parcels) in order to determine the potential for substantial adverse noise effects. As such, potentially significant impacts related to noise could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-N-1 Project applicants shall ensure through contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:

- Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.
- Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
- Schedule high noise-producing activities between the hours of 7:00 AM and 8:00 PM on any day except Sunday or a City-recognized holiday to minimize disruption on sensitive uses.
- Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.
- Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
- Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading or building permit (whichever is issued first).

COA-N-2 Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets to the extent feasible. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Similar to the discussion presented in Section 3.13(a), construction and operational activities as a result of future development projects have the potential to generate vibration. As such, implementation of proposed Program could result in groundborne vibration or groundborne noise effects, which could be excessive, substantial, and adverse to nearby sensitive receptors. For consistency purposes, implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures, including MM-N-3, MM-N-4, and MM-N-6, detailed below. However,

further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to groundborne vibration or groundborne noise. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-N-3 Project applicants shall ensure by contract specifications that construction staging areas along with the operation of earthmoving equipment within the City would be located as far away from vibration and noise sensitive sites as possible. Should construction activities take place within 25 feet of an occupied structure, a project specific vibration impact analysis shall be conducted. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit.

COA-N-4 The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:

- Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers).
- The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.
- Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.

COA-N-6 The City shall require mechanical equipment from future development to be placed as far practicable from sensitive receptors. Additionally, the following shall be considered prior to HVAC installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.

c) For a project located within the vicinity of a private airstrip or 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?

Less Than Significant Impact. Several identified parcels within the proposed Program are within the vicinity of a public airport, the Fullerton Municipal Airport, located in the southwestern corner of the City.

The Orange County Airport Land Use Commission (ALUC) is an advisory body that ensure airport land use compatibility and reviews local agency land use actions and airport plans. As described in the General Plan Program EIR, noise exposure contours around airports are determined from the number and type of aircraft using the airport, the magnitude and duration of each fly over, flight paths, and the time of day when flights occur. The Airport Noise Standards contained in Title 4 of the California Administrative Code specify that airports shall not permit noise exposures of 65 decibels (dB) Community Noise Equivalent Level (CNEL) or greater to extend into residential or school areas. The State Aeronautics Act specifies 65 dB CNEL as the criterion which airports must meet to protect existing residential communities from unacceptable exterior exposures to aircraft noise. The exterior maximum of 65 dB CNEL is given as the level deemed acceptable to a reasonable person residing in urban residential areas where houses are of typical California construction and may have windows partially open. Compliance and/or adherence to the City's Noise Ordinance would ensure airport-related noise impacts to residential uses within the 65 dB CNEL noise contour would be less than significant.

For informational purposes, General Plan Program EIR MM-N-5 is included in this Initial Study as a condition of approval to ensure residential projects located within the 65 dB CNEL noise contour would be subject to review by the Orange County ALUC and ensure interior noise levels would be at or below 45 dB CNEL. Although, impacts of the proposed Program are anticipated to be less than significant without mitigation, COA-N-5 will be carried forward as part of this Initial Study in order to be consistent with the findings of the General Plan Program EIR. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Condition of Approval

The following mitigation measure is from the City's General Plan Program EIR and will be implemented as a COA for the proposed Program.

COA-N-5 Residential projects located within the 65 dB CNEL noise contour for the Fullerton Municipal Airport shall be subject to review by the Orange County Airport Land Use Commission and shall be required to ensure interior noise levels from aircraft operations are at or below 45 dB CNEL.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned 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)?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

a) Would the project induce substantial unplanned 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)?

Potentially Significant Impact. As described in Section 2.1 of this Initial Study, implementation of the proposed Program would facilitate the future development of residential uses within the Planning Area, as required by State law. The proposed Program would establish a minimum and maximum density (for purposes of this environmental analysis), which would increase housing production within parcels with non-residential underlying zoning designations. As such, with the development of future housing within the City, associated population growth is anticipated as a result of the proposed Program. Further analysis is required to assess the environmental impacts associated with the Program's implementation, compliance with local, regional, and State population and housing growth forecasts and goals. As such, potentially significant impacts could occur related to substantial unplanned population growth. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. Implementation of the proposed Program would facilitate the future development of residential uses within the Planning Area on parcels with non-residential underlying zoning designations. In the event there are existing non-conforming residential uses on parcels within the Planning Area, implementation of the proposed Program would result in potential displacement of existing people or housing. However, implementation of the Program would be gradual through 2029. Buildout of the Program would require the demolition and construction, or renovation, of existing properties that are occupied. The temporary displacement of some residents due to redevelopment of existing non-conforming residential properties would occur throughout the Planning Area. However, the Program would implement land use and zone changes to accommodate development of approximately 35,611 additional dwelling units that are expected to substantially increase the capacity for housing stock in the Planning Area. As such, the Program is not anticipated to permanently displace a substantial number of people. Future development would occur over time throughout the Planning Area, and any displacement would be temporary. Notably, the Program does not anticipate any net loss of housing because of Program implementation, rather the housing facilitated by the Program would represent a net increase in housing and would provide opportunities for development of a range of housing types at various levels of affordability (e.g., to low-, moderate- and above-moderate income units). As such, any temporary impacts associated with displacement associated with redevelopment of existing properties would be offset by the anticipated increase in housing production.

As previously discussed, the Program would implement the provisions of the Housing Element Update by adopting an overlay zone on sites within the Planning Area to allow residential development to occur in the future. The vast majority of these sites were previously identified as part of the Housing Element's "adequate sites" program, which directed the selection of sites to be upzoned. To select the most appropriate sites, the City underwent a site selection process that analyzed parcels within the City, screened parcels based on size, General Plan land use designation, and further refined the sites using additional criteria to determine if the sites were developable and met the requirements of State Housing Element Law (see more discussion on the Program's methodology in Section 2.1 of this Initial Study). For example, the Program would not apply to existing parcels with residential underlying zoning designations. As a result of the screening process for sites selected for the proposed Program, substantial displacement of existing housing and residents would be less likely to occur as a result of implementation. Therefore, impacts would be less than significant and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. 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:				
Fire protection?	☒	☐	☐	☐
Police protection?	☒	☐	☐	☐
Schools?	☒	☐	☐	☐
Parks?	☒	☐	☐	☐
Other public facilities?	☒	☐	☐	☐

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:

Fire protection?

Potentially Significant Impact. Implementation of the proposed Program would result in future development projects which would generate population growth. Future development projects are anticipated to generate a range of fire service calls, typical of residential land uses. In addition, potential population growth within a planning area typically leads to an increase in demand for fire protection services. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the potential impacts related to fire protection services. As such, potentially significant impacts could occur in the event

performance objectives for fire protection services are unable to be maintained and construction of new or physically altered government facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Police protection?

Potentially Significant Impact. Implementation of the proposed Program would result in future development projects, which would generate population growth. Future development projects are anticipated to generate a range of police service calls, typical of residential land uses. In addition, potential population growth within a planning area typically leads to an increase in demand for police protection services. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the potential impacts related to police protection services. As such, potentially significant impacts could occur in the event performance objectives for police protection services are unable to be maintained and construction of new or physically altered government facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Schools?

Potentially Significant Impact. Implementation of the proposed Program would result in future development projects, which would generate population growth, including an anticipated student population. Further analysis is required to assess the environmental setting of the parcels within the Planning Area including but not limited to existing school-related service ratios (if applicable), in order to determine the potential impacts. As such, potentially significant impacts could occur in the event performance objectives for schools are unable to be maintained and construction of new or physically altered school facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Parks?

Potentially Significant Impact. Implementation of the proposed Program would result in future development projects, which would generate population growth. Future occupants of these development projects are anticipated to use existing park facilities within the City. In addition, housing growth within a planning area typically leads to an increase in demand for parks. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the potential impacts. As such, potentially significant impacts could occur in the event performance objectives for parks are unable to be maintained and construction of new or physically altered park facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Other public facilities?

Potentially Significant Impact. Implementation of the proposed Program would result in future development projects, which would generate population growth. Future occupants of these development projects are anticipated to use other existing public facilities (i.e.., libraries and/or administrative services) within the City. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the

potential impacts. As such, potentially significant impacts could occur in the event performance objectives for other public services are unable to be maintained and construction of new or physically altered government facilities are required to maintain acceptable services. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
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?	☐	☐	☒	☐

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?

Potentially Significant Impact. Similar to the discussion presented in Section 3.15(a), implementation of the proposed Program would result in future development projects, which would generate population growth. Future occupants of these development projects are anticipated to use existing neighborhood and regional parks or other recreational facilities within the City. In addition, housing growth within a planning area typically leads to an increase in demand for in parks and recreational facilities. Further analysis is required to assess the environmental setting of the parcels within the Planning Area, including but not limited to existing service ratios (if applicable), in order to determine the potential impacts. As such, potentially significant impacts could occur related to the increase of use and substantial physical deterioration to occur or be accelerated. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

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?

Less Than Significant Impact. Implementation of the proposed Program does not directly propose the construction of new publicly accessible recreational facilities, nor does it include land use changes that would facilitate the future development of parkland. As such, implementation of future development projects under the proposed Program would not result in adverse physical effect on the environment related to construction or expansion of recreational facilities. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. Implementation of the proposed Program would result in future development projects, the construction of which would result in temporary impacts to the existing circulation system, including transit, roadway, bicycle, and pedestrian facilities. Operation of these future development projects would result in changes to the existing transportation conditions due to the introduction of new residential land uses within the Planning Area. As such, the incorporation of new residential land uses could result in conflicts with programs, plans, ordinances, or policies addressing the circulation system. For consistency purposes, implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures, including MM-TR-1. However, further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to transportation. Such analysis will be required within the EIR to determine consistency with State and regional plans and policies, including but not limited to the City's General Plan and SCAG's Connect SoCal. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Standard Condition of Approval

The following mitigation measure is from the City's General Plan Program EIR and will be implemented as a COA for the proposed Program.

COA-TR-1 Prior to approval of any General Plan Amendment and/or Zone Change associated with the focused planning efforts for The Fullerton Plan Focus Areas, the City and/or project proponent shall prepare a detailed multi-modal analysis in order to determine specific impacts associated with the proposed General Plan Amendment and/or Zone Change, and where applicable, identify mitigation measures to reduce impacts to less than significant

levels based on City adopted multi-modal thresholds. The multi-modal analysis shall specify the timing, funding, construction, and fair share responsibilities for all traffic improvements necessary to maintain satisfactory levels of service within the City of Fullerton and surrounding jurisdictions, in accordance with the significant impact criteria established by the jurisdiction that controls the affected area.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact. CEQA Guidelines Section 15064.3 establishes vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts, facilitating a shift from the use of level of service (LOS) to evaluate the impacts of traffic and transportation on the environment. VMT is the amount and distance of automobile travel attributable to a project, while LOS is a measure of intersection and roadway operations based on vehicle delay and congestion. CEQA Guidelines Section 15064.3(b) describes specific considerations for evaluating the transportation impacts for several categories of development and is divided into subsections addressing land use projects, transportation projects, and projects warranting qualitative traffic analysis. For land use projects, Section 15064.3(b) states that "VMT exceeding an applicable threshold of significance may indicate a significant impact." Further studies are required to determine whether Program implementation (and associated future development) may result in VMT that exceeds the thresholds as established by the City. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

c) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. Implementation of the proposed Program would facilitate the future development of residential uses on existing parcels with non-residential underlying zoning designations. As such, the proposed Program has the potential to introduce new circulation patterns to the Planning Area. However, individual projects facilitated as a result of the Program's implementation would be subject to the City's plan check and permitting process. At that time, any specific traffic hazards due to the geometric design around the future project sites would be identified. No geometric design issues are reasonably foreseeable at the time of drafting this Initial Study. However, implementation of the Program would result in infill development and/or redevelopment of parcels within a built out, urban area. These types of improvements would not involve permanent changes to linear infrastructure, including roadways, and would not introduce any uses that would be incompatible with the surrounding urban environment. Individual projects proposed in the Planning Area would be subject to, and designed in accordance with City standards and specifications which address potential design hazards including sight distance, driveway placement and access, and signage and striping. At intersections or roadways where traffic safety issues are identified, the City would work to correct any deficiencies in a timely manner to the degree that is practical and feasible. Additionally, any new transportation facilities, or improvements to roadway facilities associated with individual projects would be constructed based on design standards consistent with the City's Municipal Code, and best practices consistent with General Plan. Implementation of the Program would be subject to, and constructed in accordance with, applicable roadway design standards and applicable General Plan goals and policies. Therefore, with compliance with existing regulations, the Program would not substantially increase hazards due to a geometric design feature or incompatible uses. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

d) Would the project result in inadequate emergency access?

Less Than Significant Impact. Implementation of the proposed Program would facilitate the future development of residential uses on existing parcels with non-residential underlying zoning designations. As such, the proposed Program has the potential to introduce new circulation patterns to the Planning Area. The Program does not propose any direct development or new roadways, or intersections and it does not include any standards that would result in inadequate emergency access. The individual project design and access details such as new or modified driveway locations or curb cuts are unknown at the time of drafting this Initial Study. Therefore, this Initial Study does not consider impacts to emergency access to properties in the Planning Area or particular streets along which parcels have been identified for development. However, the Program would allow for greater densities than are currently allowed within the Planning Area as proposed in the plan, policies, and zoning standards for the City, and would facilitate temporary construction activities within the Planning Area, which could temporarily result in impacts to the circulation system. Similar to the discussion presented in Section 3.9(f), future development would need to comply with all applicable building code requirements in the California Building Code, Fire Code, and the City's Municipal Code related to access and design requirements to allow for emergency services to access all structures. As such, individual project would be reviewed during the City's plan check and permitting process.

Compliance with existing procedures is consistent with the findings in the General Plan Program EIR. For informational purposes, mitigation measures were incorporated to reduce potentially significant impacts to emergency evacuation plans. General Plan Program EIR MM-HAZ-5 and MM-HAZ-6 are included in this Initial Study for consistency purposes. General Plan Program EIR MM-HAZ-5 would require the preparation of a Traffic Control Plan during construction, as applicable. General Plan Program EIR MM-HAZ-6 would ensure that consultation between City departments is disclosed in the event that temporary closures or alternative travel routes are required for implementation of future development projects. Although, impacts of the proposed Program are anticipated to be less than significant without mitigation, General Plan Program EIR MM-HAZ-5 and MM-HAZ-6 will be carried forward as part of this Initial Study in order to be consistent with the findings of the General Plan Program EIR.

As such, with compliance with applicable regulations, impacts to emergency access would be less than significant and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures is from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-HAZ-5 See Section 3.9 of this Initial Study, above.

COA-HAZ-6 See Section 3.9 of this Initial Study, above.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Potentially Significant Impact. Implementation of the proposed Program would result in future development projects, which would include ground-disturbing activities that could have the potential to disturb tribal cultural resources listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources. Record searches with the Native American Heritage Commission and CHRIS would be required for further analysis to assess the potential impacts to tribal cultural resources listed or eligible for listing in the California Register of Historical Resources or a local register of historical resources. In addition, outreach to local tribes is required for analysis. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

b) ***A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.***

Potentially Significant Impact. Similar to the discussion presented in Section 3.18(a), further analysis is required, including consultation with Native American tribes, to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts to tribal cultural resources. Therefore, this issue will be further analyzed in the Program EIR.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐
c) 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?	☒	☐	☐	☐
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact. The City is served by existing water, wastewater, stormwater, electric power, natural gas, and telecommunications facilities. Implementation of the proposed Program does not include infrastructure improvements that would result in the relocation or construction of new or expanded facilities. However, future development projects associated with the Program implementation would increase demand on existing infrastructure facilities. For consistency purposes, the implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures, including MM-WW-1 and MM-WW-2. However, further analysis is required to assess the environmental setting of the parcels within the Planning Area in order to determine the potential impacts related to the potential construction or relocation of infrastructure facilities. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-WW-1 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to support the adequacy of the sewer systems and submit the engineering study to the City of Fullerton for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project. For any sewer projects/studies that have the potential to impact adjacent jurisdictions' sewer systems, the developer shall submit said studies to the applicable jurisdiction for review and approval.

COA-WW-2 Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the OCSD has sufficient transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. Similar to the discussion presented in Section 3.19(a), future development projects associated with the Program implementation would increase demand on existing infrastructure facilities, including an increase in the use of water supplies. Further analysis is required to assess the City's local and regional water supplies under existing and future year conditions in order to determine the potential impacts related to water supplies. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

c) ***Would the project 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?***

Potentially Significant Impact. Similar to the discussion presented in Section 3.19(b), future development projects associated with the Program implementation would increase demand on existing infrastructure facilities. This includes an increase in demand for wastewater treatment. Further analysis is required to assess the wastewater treatment capacity serving the Planning Area in order to determine the potential impacts related to existing commitments. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

d) ***Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?***

Potentially Significant Impact. Similar to the discussion presented in Section 3.19(c), future development projects associated with the Program implementation would increase demand on existing infrastructure facilities. This includes an increase in solid waste generation. Further analysis is required to assess the anticipated solid waste generated as a result of future development projects in order to determine the potential impacts to capacity and solid waste reduction goals. As such, potentially significant impacts could occur. Therefore, this issue will be further analyzed in the EIR prepared for the Program.

e) ***Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?***

Less Than Significant Impact. Similar to the discussion presented in Section 3.19(d), future development projects associated with the Program implementation would increase demand on existing infrastructure facilities, including solid waste facilities (i.e., landfills). All solid waste-generating activities in the City are subject to the requirements set forth in AB 939, which requires diversion of a minimum of 50 percent of construction and demolition debris. In addition, after 2020, development projects will be required to divert 75 percent of solid waste, pursuant to AB 341. As such, disposal of waste generated from implementation of the proposed Program would be consistent with all state regulations. Less than significant impacts would occur and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. State Responsibility Areas (SRA) are recognized by the Board of Forestry and Fire Protection as areas where CalFire is the primary emergency response agency responsible for fire suppression and prevention. According to CalFire, the City is not located within a SRA (CalFire 2023). However, the City's General Plan Program EIR has identified areas where fire hazard severity is considered Very High and High, as shown in Exhibit 5.9-1, Fire Hazard Severity, of the General Plan Program EIR (City of Fullerton 2012a). The proposed Program's parcels were identified based on a methodology with four specific criteria: 1) economic viability; 2) location within opportunity areas; 3) location outside of local hazard zones; and 4) adjacent to local amenities. Based on the criteria further outlined in Section 2.1 of this Initial Study, these parcels were screened and either included for, or removed from, consideration. Despite this, City's General Plan Program EIR identifies portions of the Planning Area or parcels adjacent to the Planning Area within a fire hazard severity zone. For example, parcels located on the southeast corner at the intersection of Rosecrans Avenue and North Gilbert Street are considered to be within a High Fire Hazard Severity Zone. Moreover, to the north and across Rosecrans Avenue, is land classified as a very high fire hazard severity zone (VHFHSZ). For informational purposes, embers from wildfire can travel several miles depending on wind condition, topography, and fuel types, and can result in secondary ignitions that are a significant threat to structures in wind-driven fire events (NWCG 2021). Given this, select parcels within the Planning Area are considered to be near a VHFHSZ. As such, similar to the discussion provided in Section 3.9(g), the City's Municipal Code includes regulatory requirements for property within fire hazard severity zones. Chapter 13.19, Fire Prevention Standards, of the Municipal Code would ensure coordination and compliance with the City's Fire Department Fire Prevention Standard on Fuel Modification Plans and Maintenance, as well as standards within the Fire Prevention Standard on Brush Clearance. All future development would be required to comply with these provisions, as appropriate, through the plan check and permitting process. Moreover, as discussed in Section 3.9(f), implementation of the proposed Program

would facilitate the future development of projects throughout the Planning Area. It is possible that construction activities associated with future projects that may be developed under the proposed Program may result in the presence of construction equipment and materials adjacent to roadways that could temporarily impede emergency access to and within the Planning Area. However, a site-specific level of analysis is not available for the purposes of this Initial Study. Nevertheless, future development would need to comply with all applicable building code requirements in the California Building Code, Fire Code, and the City's Municipal Code related to access and design requirements to allow for emergency services to access all structures.

Compliance with existing procedures is consistent with the findings in the General Plan Program EIR. For informational purposes, mitigation measures were incorporated to reduce potentially significant impacts to emergency evacuation plans. General Plan Program EIR MM-HAZ-5 and MM-HAZ-6 are included in this Initial Study as conditions of approval to ensure consistency purposes with the General Plan and the proposed Program's implementation. COA-HAZ-5 would require the preparation of a Traffic Control Plan during construction, as applicable. COA-HAZ-6 would ensure that consultation between City departments is disclosed in the event that temporary closures or alternative travel routes are required for implementation of future development projects. Although, impacts of the proposed Program are anticipated to be less than significant without mitigation, these conditions will be carried forward as part of this Initial Study in order to be consistent with the findings of the General Plan Program EIR.

As such, with compliance with applicable regulations and conditions, impacts to emergency response plan or emergency evacuation plan would be less than significant and no mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program..

Standard Conditions of Approval

The following mitigation measures are from the City's General Plan Program EIR and will be implemented as COAs for the proposed Program.

COA-HAZ-5 Prior See Section 3.9(f) above.

COA-HAZ-6 Prior See Section 3.9(f) above.

b) Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact. As discussed above in Section 3.20(a), various parcels within the Planning Area are located near a VHFHSZ. Thus, there is the potential for future development projects to exacerbate wildfire risks, exposing future occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. However, implementation of the proposed Program would not result in direct development that would result in physical changes to the environment. Instead, the Program would facilitate the future development of projects within the Planning Area. These future development projects would consist entirely of infill activities of previously disturbed and/or developed parcels. Moreover, the parcels identified are located outside of a local hazard zone (i.e., landslide hazard zones), based on the screening methodology for the inclusion of parcels in the proposed Program. As such, as discussed above in Section 3.20(a), the City's Municipal Code includes regulatory requirements for property within fire hazard severity zones. Thus, compliance with the City's Municipal Code would reduce risk from wildfires

and post-fire, rainfall-induced landslides and debris flows. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

c) Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. The proposed Program would facilitate the construction of future development projects within the Planning Area. Infrastructure improvements are not directly associated with the implementation of the Program. However, future development may require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities). In the event these infrastructure improvements are required, future development projects located on parcels near a VHFHSZ could exacerbate fire risk or result in temporary or ongoing impacts to the environment. However, as discussed above in Section 3.20(a), the City's Municipal Code includes regulatory requirements for property within fire hazard severity zones. Thus, compliance with the City's Municipal Code would reduce risk from the installation or maintenance of associated infrastructure. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. As discussed above in Section 3.20(a), various parcels within the Planning Area are located near a VHFHSZ. Thus, there is the potential for future development projects to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. However, as discussed above in Section 3.20(a), the City's Municipal Code includes regulatory requirements for property within fire hazard severity zones. Moreover, future development projects would consist entirely of infill activities of previously disturbed and/or developed parcels. The parcels identified are located outside of a local hazard zone (i.e., landslide hazard zones), based on the screening methodology for the inclusion of parcels in the proposed Program. Thus, compliance with the City's Municipal Code would reduce risk from the installation or maintenance of associated infrastructure. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially 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, substantially 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?	☒	☐	☐	☐

a) Does the project have the potential to substantially 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, substantially 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?

Less Than Significant Impact. As discussed in Section 3.4, Biological Resources, buildout of the proposed Program has the potential to impact sensitive vegetation communities and habitat for special-status wildlife. Furthermore, as discussed in Section 3.5, Cultural Resources, buildout of the proposed Program could result in potentially significant impacts to cultural resources. However, the implementation of future development projects would be required to comply with applicable General Plan Program EIR mitigation measures MM-BIO-1, included as a condition of approval for consistency purposes. As such, COA-BIO-1 would require a Biological Resource Assessment for future development sites located within or adjacent to an environmentally sensitive habitat area, as determined by the City. Similarly, COA-CR-1 through COA-CR-3 would require a Phase I Cultural Resources Study for future development sites located on properties considered to be sensitive for cultural resources by the City, outlines procedures in the event that monitoring during

construction by a professional archaeologist and/or paleontologist is needed, and requires procedures in the event that cultural resources are inadvertently unearthed during excavation and grading activities. Given these requirements, impacts would be less than significant. No mitigation is required. Therefore, this topic will not be discussed or evaluated further in the EIR prepared for the Program..

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.)

Potentially Significant Impact. Buildout of the proposed Program has the potential to result in significant impacts that could cause cumulatively considerable impacts when viewed in connection with the effects of past, current, or probable future projects. Until the further analysis as discussed above in Section 3.21(a) are provided and mitigation measures are identified, as necessary, impacts would be considered potentially significant. Therefore, cumulative impacts will be analyzed in the EIR prepared for the Program.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As described throughout this Initial Study, implementation of the Program could result in potentially significant adverse effects on human beings. The analysis of the proposed Program's potential for environmental effects that can cause substantial adverse effects on human beings requires additional study; therefore, these impacts would be considered potentially significant until they can be fully analyzed in the EIR prepared for the Program.

4 References and Preparers

4.1 References Cited

14 CCR 15000–15387 and Appendices A through L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

California Public Resources Code, Section 21000–21177. California Environmental Quality Act, as amended.

CalFire (California Department of Forestry and Fire Protection). 2023. State Responsibility Area, Fire Hazard Severity Zones: Orange County. November 2022. Accessed June 2023. https://osfm.fire.ca.gov/media/4qvlvwdg/fhsz_county_sra_11x17_2022_orange_ada.pdf.

Caltrans (California Department of Transportation). 2023. Scenic Highways: California State Scenic Highways Map. Copyright 2019. Accessed June 2023. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

CDFW (California Department of Fish and Wildlife). 2019. California Natural Community Conservation Plans, dated April 2019. Accessed June 2023. https://www.wildlife.ca.gov/Conservation/Planning/NCCP.

CGS (California Geological Survey). 1994. Generalized Mineral Land Classification of Orange County, California. Aggregate Resources Only. Prepared by R.V. Miller. Map. Prepared in 1994. Accessed June 2023.

City of Fullerton. 2012a. The Fullerton Plan (also referred to as the General Plan). Final Program EIR. May 2012. Accessed June 2023. https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/general-plan/final-program-eir/-folder-91.

City of Fullerton. 2012b. The Fullerton Plan: Climate Action Plan. February 2012. Accessed June 2023. https://www.cityoffullerton.com/home/showpublisheddocument/3772/637470833294970000.

City of Fullerton. 2020. Local Hazard Mitigation Plan. Final City Council Draft (Adopted). May 21, 2020. Accessed June 2023. https://www.cityoffullerton.com/home/showpublisheddocument/1079/637436165513070000.

City of Fullerton. 2023. Zoning Maps. Accessed June 2023. https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/zoning/maps?locale=en.

Census (United States Census Bureau). 2023. United States Census Bureau. QuickFacts: Fullerton city, California. Accessed April 2023. https://www.census.gov/quickfacts/fact/table/fullertoncitycalifornia/POP010220#POP010220.

CGS (California Geologic Survey). Earthquake Zones of Required Investigation. Web mapping application. Accessed June 2023. https://maps.conservation.ca.gov/cgs/EQZApp/app/.

DOC (California Department of Conservation). 2018. Division of Land Resource Protection: California Important Farmland Finder. San Bernardino, 2018. Map. Accessed June 2023. https://maps.conservation.ca.gov/dlrp/ciff/.

DOC. 2023. Data Viewer. DOC Maps: Geologic Hazards. Accessed August 2023. https://maps.conservation.ca.gov/geologichazards/DataViewer/index.html.

NWCG (National Wildfire Coordinating Group). 2009. Guidance for Implementation of Federal Wildland Fire Management. Prepared February 13, 2009. Accessed August 2023. https://www.doi.gov/sites/doi.gov/files/uploads/2009-wfm-guidance-for-implementation.pdf.

OCTA (Orange County Transportation Authority). 2014.OCTA M2 National Community Conservation Plan/ Habitat Conservation Plan. Public Draft. September 2014. Accessed June 2023. https://www.octa.net/pdf/OCTA_NCCP_HCP_Plan.pdf.

SCAG (Southern California Association of Governments). 2021. SCAG 6th Cycle Final RHNA Allocation Plan. Approved by HCD on March 22, 2021 and modified on July 1, 2021. Accessed October 2022. https://scag.ca.gov/sites/main/files/file-attachments/6th_cycle_final_rhna_allocation_plan_070121.pdf?1646938785.

United States Fish and Wildlife Service (USFWS). 2023. National Wetlands Inventory. Surface Waters and Wetlands. Accessed August 2023. https://www.fws.gov/wetlands/data/mapper.html.

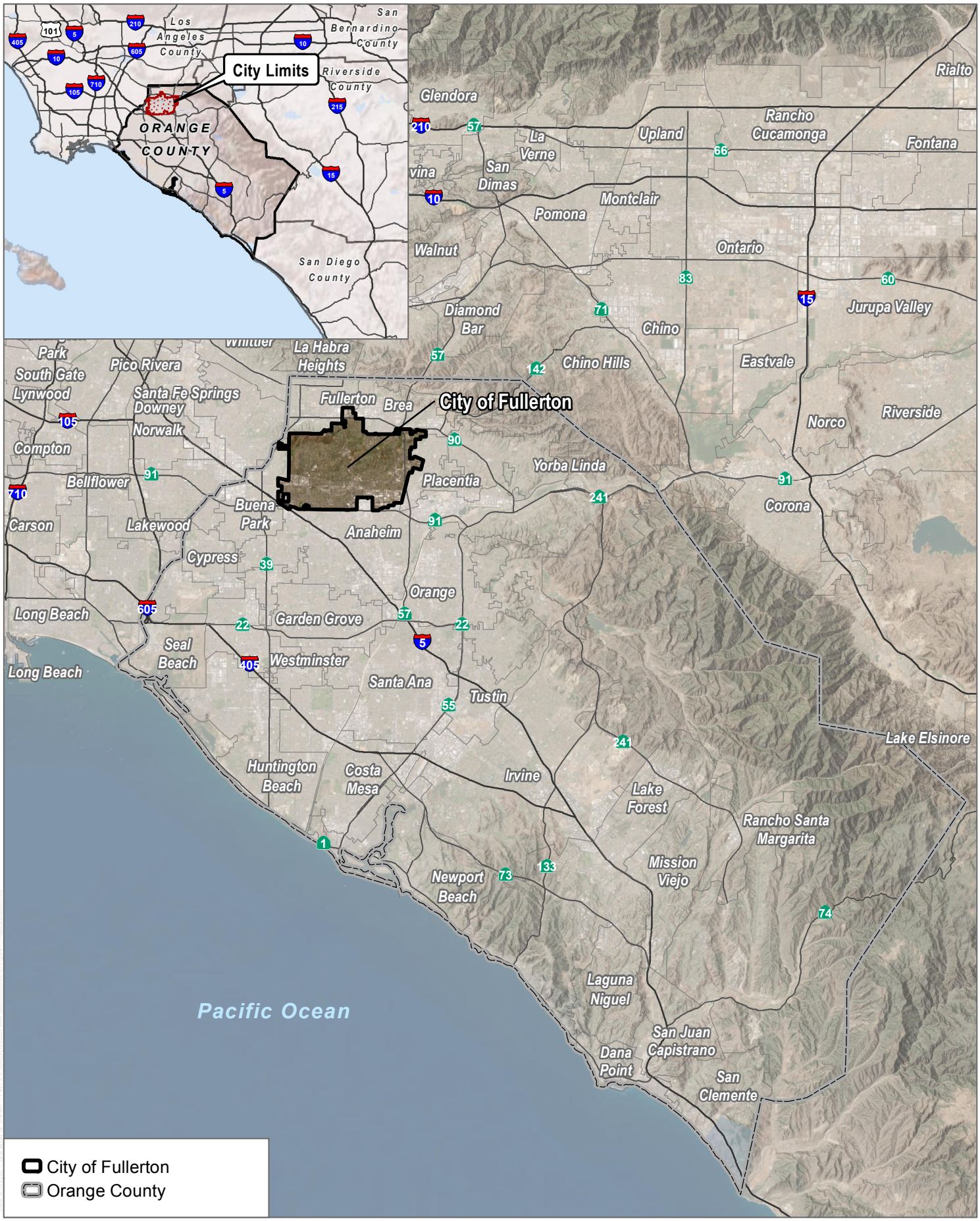
4.2 List of Preparers

City of Fullerton

Chris Schaefer, AICP, Planning Manager

Dudek

Nicole Cobleigh, Senior Project Manager
Brandon Whalen-Castellanos, Environmental Planner



SOURCE: ESRI 2023; Orange County 2020

DUDEK

0 3 6 Miles

FIGURE 1

Regional Location

Fullerton Housing Incentive Overlay Zone

INTENTIONALLY LEFT BLANK

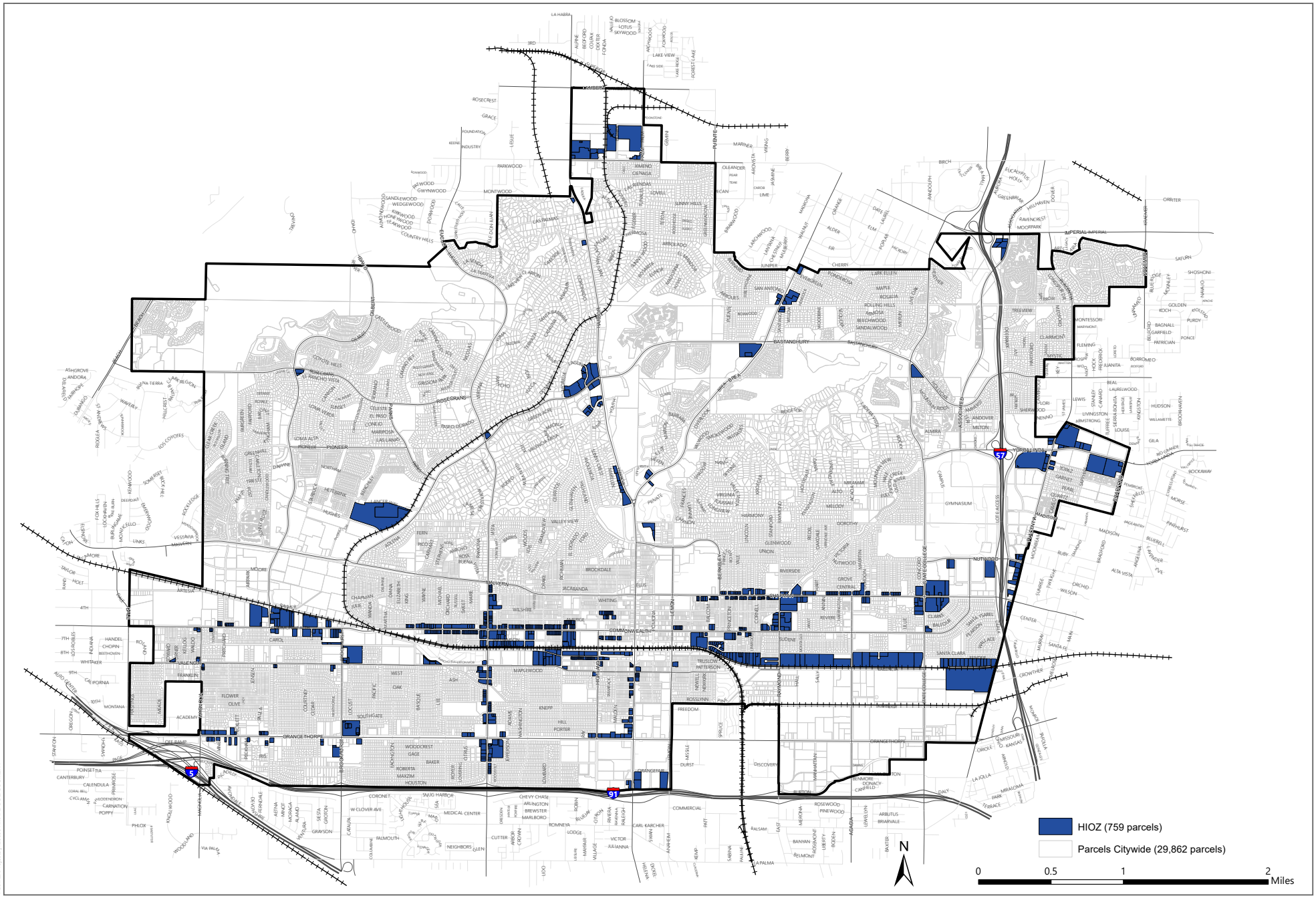


FIGURE 2

Fullerton HIOZ Map

Fullerton Housing Incentive Overlay Zone

DUDEK

INTENTIONALLY LEFT BLANK

Appendix A

HIOZ Site Inventory and Methodology

Appendix A1

HIOZ Methodology

DUDEK
38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

MEMORANDUM

To:	Chris Schaefer, City of Fullerton
From:	Nicole Cobleigh, Dudek; Brandon Whalen-Castellanos, Dudek
Subject:	Fullerton HIOZ Maximum Density for CEQA
Date:	April 7, 2023
cc:	Gaurav Srivastava, Dudek; Catherine Tang Saez, Dudek
Attachment(s):	Focus Areas; HIOZ Parcels

As currently drafted, the Fullerton HIOZ program recommends a minimum density of 20 dwelling units per acre for implementation. However, for purposes of analyzing the maximum potential environmental effects as a result of the HIOZ program, the City must establish a maximum density assumed for the purposes of the California Environmental Quality Act (CEQA). This memorandum details research and recommendations for the City's review and consideration. Attached to this memorandum is a map of the City's General Plan Focus Areas as well as the HIOZ parcels to provide context.

1 Research

Based on discussion with the City, Dudek assumes the City's existing R-5 (Maximum Density, Multiple Residential) zone and High Density Residential General Plan land use designation is an appropriate equivalent to the HIOZ program. The following reviews the assumptions made in the City's General Plan and associated Environmental Impact Report (EIR).

1.1 The Fullerton Plan and General Plan EIR

The General Plan EIR assumed buildout scenarios for each land use designation by establishing minimum and/or maximum density or intensity standards. Table 1, below, details each land use designation that allow for residential uses. Given the discussion above, the "High Density Residential" was bolded (i.e., **bold**) for ease of use. As shown, this designation only specifies a minimum density of 28.1 du/ac, no maximum was identified.

Table 1. General Plan EIR Land Use Residential Density Summary

Designation	Residential Density	Non-Residential Intensity
Residential		
Low Density Residential	Up to 6 du/ac	Up to 0.35 FAR
Low/Medium Density Residential[1]	6.1 to 15 du/ac	Up to 0.35 FAR
Medium Density Residential[1]	15.1 to 28 du/ac	Up to 0.50 FAR
High Density Residential[1]	**Over 28.1 du/ac**	Up to 0.65 FAR

Table 1. General Plan EIR Land Use Residential Density Summary

Designation	Residential Density	Non-Residential Intensity
Greenbelt Concept	Up to 3 du/ac	N/A
Mixed Use		
Downtown Mixed Use[1]	30 to 60 du/ac	0.90 to 2.0 FAR
Neighborhood Center Mixed Use[1]	16 to 60 du/ac	0.50 to 3.0 FAR
Urban Center Mixed Use[1]	30 to 80 du/ac	0.75 to 3.0 FAR

Source: The Fullerton Plan Final Program EIR, Table 3-3.
Note: Same table as Table 5, Community Development Type Density/Intensity Summary.
[1] Allowable density/intensity may vary based on Focus Area policies.

In addition, as shown in the notes of Table 1, the allowable density per land use designation varies based on the Focus Areas identified in the General Plan. Therefore, Table 2 details the Focus Areas that allowed for "High Density Residential" in bold (i.e., **bold**) and their assumed density/intensity.

Table 2. General Plan Focus Area Residential Density Summary

Focus Areas with Residential	Density/Intensity[1]	Applicable Land Use Designations
Airport Industrial	Up to 30 du/ac; up to 0.5 FAR	Medium Density Residential
Commonwealth Corridor	Up to 30 du/ac; up to 0.5 FAR	Neighborhood Center Mixed Use, Medium Density Residential
Orangethorpe Corridor Nodes	**Up to 60 du/ac; up to 1.0 FAR**	Neighborhood Center Mixed Use, Medium Density Residential, **High Density Residential**
Harbor Gateway	**Up to 80 du/ac; up to 3.0 FAR**	Low Density Residential, **High Density Residential**, Urban Center Mixed Use
Downtown	**Up to 60 du/ac; up to 2.0 FAR**	Medium Density Residential, Downtown Mixed Use, **High Density Residential**
Transportation Center	**Based on Specific Plan**	Urban Center Mixed Use, **High Density Residential**
North Harbor Corridor	**up to 45 du/ac; up to 3.0 FAR**	Neighborhood Mixed Use, **High Density Residential**
North Industrial	**up to 60 du/ac; up to 1.0 FAR**	Neighborhood-serving Mixed use, **High Density Residential**
Chapman Corridor	**up to 60 du/ac; up to 1.0 FAR**	**High Density Residential**, Commercial, Neighborhood Center Mixed Use, Medium Density Residential
Education	**up to 60 du/ac; up to 3.0 FAR**	**High Density Residential**, Neighborhood Center Mixed Use, Medium Density Residential
West Coyote Hills	3 du/ac	Greenbelt Concept

Source: The Fullerton Plan, Part I: The Fullerton Vision, Table 2.

Note: [1] Recommended density/intensity range is provided for the Focus Area as a whole. Allowable parcel-by-parcel density/intensity will be specified through development standards in the Zoning Code or Specific Plan.

As discussed in the General Plan, the Focus Areas present opportunities where land use and design change can help fully implement the Fullerton Vision. Thus, the land use designations deemed applicable represent potential changes in land uses within the City. Table 2 includes eight different Focus Areas that identify the "High Density Residential" land use as an applicable land use. The General Plan recommends maximum densities between 45 to 80 du/ac, with 60 du/ac as the most commonly used maximum density for four of the eight Focus Areas.

1.2 Zoning Code

The City's Zoning Code sets development standards for each residential zone under Chapter 15.17, Residential Zone Classifications with, Section 15.17.015(J) establishing the R-5 zone or "maximum-density multiple-family." Unfortunately, the City does not specify a maximum density for the R-5 zone, as detailed below in Table 3.

Table 3. Requirements for the R-5 Zone

Requirement	R-5 Zone
Minimum lot area	30,000
Minimum lot area per dwelling unit	N/A
Maximum lot coverage	60%
Maximum height limit within 50 feet of property with an R-1 zone classification	One-story (20 feet)
Maximum height limit between 50 feet and 100 feet of property with an R-1 zone classification	Two-story (30 feet)
Greater than 100 feet from a property with an R-1 zone classification	Unlimited

Source: Fullerton Municipal Code, Table 15.17.070.A and Table 15.17.070.F

Note: Maximum density is not specified in the Municipal Code.

1.3 Housing Element (2015)

Land use policy and regulations for the City appear to not rely on minimum or maximum density for planning. Instead, according to the 2015 Housing Element, "[t]he maximum potential size and density of residential development is primarily determined by the number of units permitted on the parcel(s), the maximum lot coverage and/or maximum FAR. The R-1 and R1-P zones allow one single family dwelling unit per legal parcel. The R-2 and R2-P zones allow two dwelling units per legal parcel. The R-G, R-3, R-3R, R-3P, R-4, R-5, and R-MH zones allow multiple dwelling units per legal parcel, provided that the parcel size meets the required minimum lot area per dwelling unit. Although the Zoning Ordinance does not specify minimum or maximum densities in the residential zones, the minimum lot area per dwelling unit in effect sets the maximum permitted densities" (Housing Element, p. 3-15). The HIOZ program proposes amendments to establish development standards within the City's Municipal Code; however, for the purposes of CEQA, minimum lot area is not informative for calculating the potential maximum environmental effects of new residential land uses.

2 HIOZ Methodology

As demonstrated in Table 3, the R-5 zone does not establish a minimum density. There is an explicit standard that HIOZ projects have to be 10 units minimum to achieve at least 10% affordable units (i.e., 1 unit). This should not be considered a minimum density standard, only a minimum yield in absolute terms. As such, Dudek's hypothetical yield calculation (included in the draft Housing Element Update) assumed an average 30 du/ac for parcels less than 1 acre in size. However, setting that as the minimum density may preclude some viable townhome developments that typically yield about 25 du/ac. Dudek recommends 20 du/ac as a minimum density.

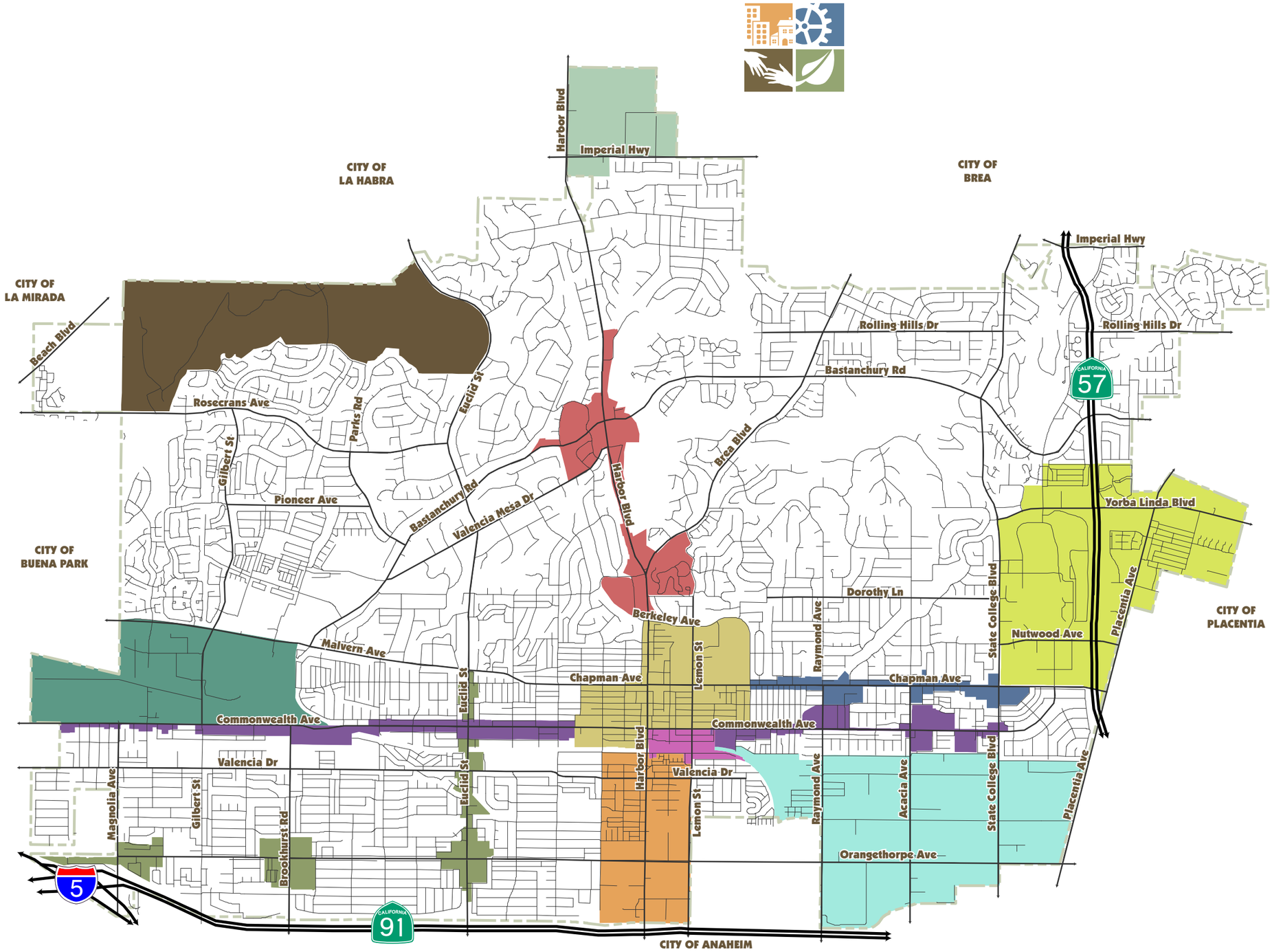
3 Recommendation

Based on the research outlined above, there are three options the City could use to establish maximum density:

1) **45 du/ac.** This is based on past recommendations from Dudek on minimum density to achieve affordability. It may limit the affordability yield under the HIOZ program; however, this maximum density should be only used for CEQA purposes.

2) **80 du/ac.** This density is an outlier as it only applies to one Focus Area (Harbor Gateway). However, this would be the maximum density potential that High Density Residential land uses can reach in the City. As such, this would be the most conservative approach.

3) **60 du/ac.** Dudek recommends this as the maximum density. It is consistent with the majority of the City's residential Focus Areas, given that eight of the ten Focus Areas use it as a maximum density.



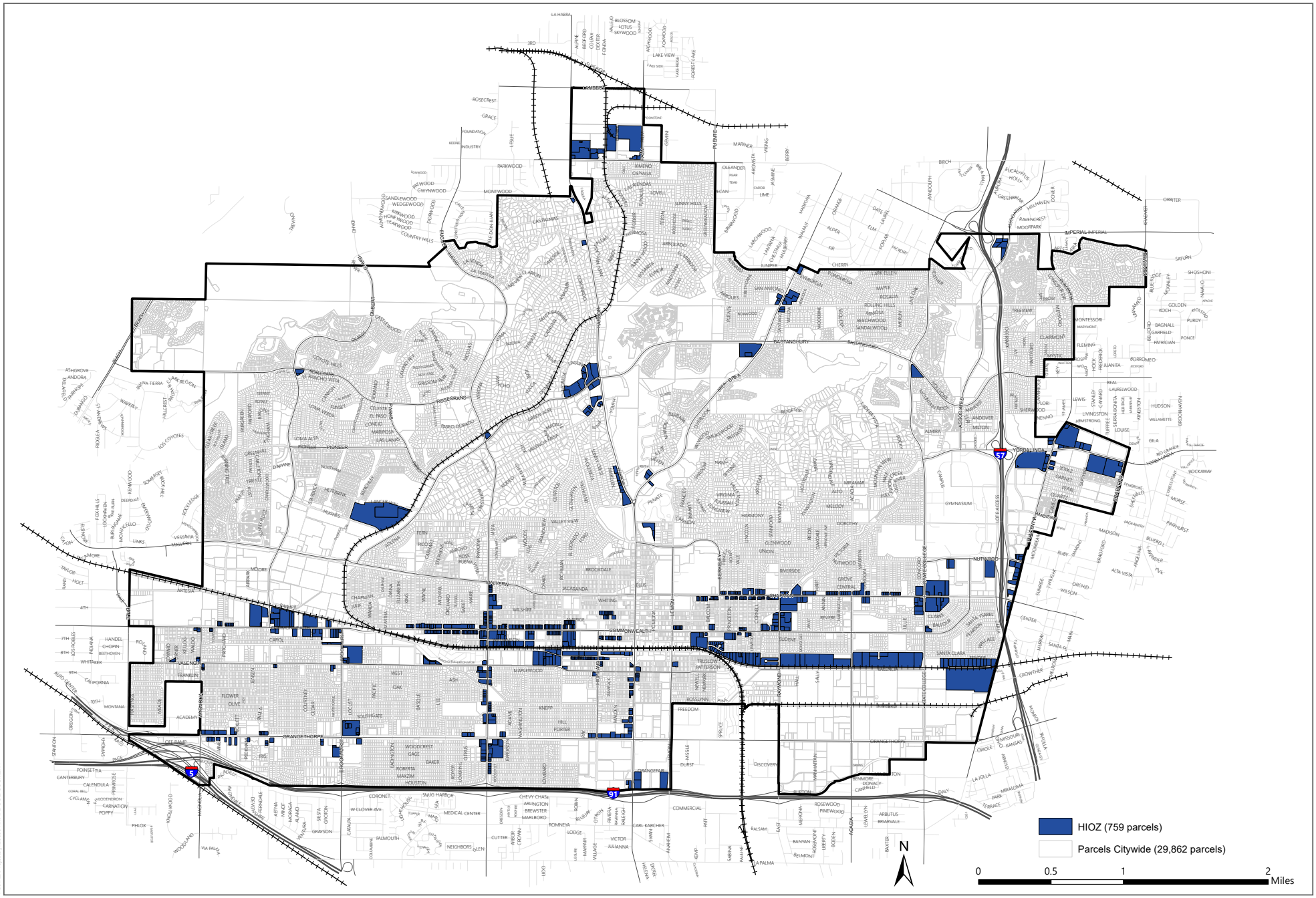
Legend

- Focus Area A: Airport Industrial
- Focus Area B: Commonwealth Corridor
- Focus Area C: Orangethorpe Corridor Nodes
- Focus Area D: Harbor Gateway
- Focus Area E: Downtown
- Focus Area F: Transportation Center
- Focus Area G: North Harbor Corridor
- Focus Area H: North Industrial
- Focus Area I: Chapman Corridor
- Focus Area J: Education
- Focus Area K: Southeast Industrial
- Focus Area L: West Coyote Hills

N

Map not to a scale

Exhibit 1: Focus Areas



DUDEK

Fullerton HIOZ Map

Fullerton Housing Incentive Overlay Zone

Appendix A2

HIOZ Site Inventory

APN	Parcel Size (SF)	Parcel Size (Acre)	Zoning Designation	General Plan Designation	Focus Area (As Applicable)	Building Size (SF)	Existing Land Use Description	Site Address	Site Address
337-302-02	123364.4512	2.832077706	C-G Commercial Greenbelt	Greenbelt Concept			Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	2240 N STATE COLLEGE BLVD	FULLERTON, CA 92831-1361
292-084-07	34519.80927	0.792471261	C-G Commercial Greenbelt	Greenbelt Concept			Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	951 W BASTANCHURY RD	FULLERTON, CA 92835-3425
296-201-06	45806.31591	1.051575594	C-M Commercial, Manufacturing	Industrial	Focus Area H - North Industrial	17124	Commercial (General)	211 IMPERIAL HWY	FULLERTON, CA 92835-1047
296-201-07	53410.04085	1.226134308	C-M Commercial, Manufacturing	Industrial	Focus Area H - North Industrial	9693	Restaurant	205 IMPERIAL HWY	FULLERTON, CA 92835-1020
296-201-09	42561.90992	0.977093766	C-M Commercial, Manufacturing	Industrial	Focus Area H - North Industrial	17124	Commercial (General)	285 IMPERIAL HWY	FULLERTON, CA 92835-1048
269-151-12	154294.5562	3.542140126	C-M Commercial, Manufacturing	Industrial	Focus Area K - Southeast Industrial	77147	Commercial (General)	331 S STATE COLLEGE BLVD	FULLERTON, CA 92831-4902
296-203-14	26931.09894	0.618257238	C-M Commercial, Manufacturing	Industrial	Focus Area H - North Industrial	13466	Commercial (General)	439 IMPERIAL HWY	FULLERTON, CA 92835-1143
296-203-09	24270.55094	0.557179038	C-M Commercial, Manufacturing	Industrial	Focus Area H - North Industrial	12135	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	435 IMPERIAL HWY	FULLERTON, CA 92835-1147
030-170-08	20894.00527	0.479663679	C-M Commercial, Manufacturing	Industrial	Focus Area A - Airport Industrial	8050	Retail Stores (Personal Services, Photography, Travel)	1829 W COMMONWEALTH AVE	FULLERTON, CA 92833-3013
030-170-13	25626.84531	0.588315488	C-M Commercial, Manufacturing	Industrial	Focus Area A - Airport Industrial	11775	Industrial (General)	1835 W COMMONWEALTH AVE	FULLERTON, CA 92833-3013
338-121-17	609350.6222	13.98886223	G-C General Commercial	Commercial	Focus Area J - Education	213273	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	2989 YORBA LINDA BLVD	FULLERTON, CA 92831-1524
339-191-01	384859.1704	8.835211975	G-C General Commercial	Commercial	Focus Area J - Education	134701	Community: Shopping Plaza, Shopping Center, Mini-Mall	3260 YORBA LINDA BLVD	FULLERTON, CA 92831-1707
033-173-51	13821.30334	0.317295661	G-C General Commercial	Medium Density Residential	Focus Area B - Commonwealth Corridor	2758	Retail Stores (Personal Services, Photography, Travel)	1015 E COMMONWEALTH AVE	FULLERTON, CA 92831-4613
031-242-13	30848.58746	0.708191022	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	10615	Retail Stores (Personal Services, Photography, Travel)	910 WILLIAMSON AVE	FULLERTON, CA 92832-2135
267-091-02	74915.96206	1.719845741	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	19111	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1530 S HARBOR BLVD	FULLERTON, CA 92832-3403
338-101-12	349527.9263	8.024112603	G-C General Commercial	Commercial	Focus Area J - Education	122335	Commercial (General)	512 N STATE COLLEGE BLVD	FULLERTON, CA 92831-3546
028-651-31	40082.68155	0.92017812	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	8962	Commercial (General)	1820 CELESTE LN	FULLERTON, CA 92833-1805
028-651-27	12926.60895	0.296756162	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	1600	Retail Stores (Personal Services, Photography, Travel)	100 LAGUNA RD	FULLERTON, CA 92835-3633
028-641-19	67285.48454	1.544672869	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	15679	Commercial (General)	141 LAGUNA RD	FULLERTON, CA 92835-3613
030-280-56	334872.509	7.687668188	G-C General Commercial	Religious Use		117205	Commercial (General)	1701 W VALENCIA DR	FULLERTON, CA 92833-3800
285-281-06	294589.0115	6.762879936	G-C General Commercial	Commercial		103106	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1060 E BASTANCHURY RD	FULLERTON, CA 92835-2790
296-201-10	233979.6808	5.371471532	G-C General Commercial	Commercial	Focus Area H - North Industrial	81893	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	4100 N HARBOR BLVD	FULLERTON, CA 92835-1015
073-310-22	200593.2221	4.6050186	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	70208	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	914 W ORANGETHORPE AVE	FULLERTON, CA 92832-2827
071-051-87	8769.236253	0.201315357	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	2925	Retail Stores (Personal Services, Photography, Travel)	2730 W ORANGETHORPE AVE	FULLERTON, CA 92833-4212
071-051-66	21034.62493	0.482891885	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1228	Fast Food Restaurant / Drive-thru	2720 W ORANGETHORPE AVE	FULLERTON, CA 92833-4212
071-051-83	15027.79291	0.344993042	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	6400	Retail Stores (Personal Services, Photography, Travel)	2700 W ORANGETHORPE AVE	FULLERTON, CA 92833-4212
071-051-84	17714.08924	0.406662347	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	6834	Retail Stores (Personal Services, Photography, Travel)	2634 W ORANGETHORPE AVE	FULLERTON, CA 92833-4246
071-051-05	10972.93664	0.251905706	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	5160	Commercial (General)	2610 W ORANGETHORPE AVE	FULLERTON, CA 92833-6220
071-051-07	24079.41917	0.552791226	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	616	Commercial (General)	2516 W ORANGETHORPE AVE	FULLERTON, CA 92833-4208
071-051-77	24102.36846	0.553318073	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	16000	Commercial (General)	2500 W ORANGETHORPE AVE	FULLERTON, CA 92833-4237
071-471-10	15457.93142	0.354867732	G-C General Commercial	Commercial		5798	Auto repair (& related), Garage	2424 W ORANGETHORPE AVE	FULLERTON, CA 92833-4202
071-471-44	9456.03139	0.217082113	G-C General Commercial	Commercial		3315	Retail Stores (Personal Services, Photography, Travel)	1311 S GILBERT ST	FULLERTON, CA 92833-4302
071-471-45	9492.906558	0.217928656	G-C General Commercial	Commercial		998	Single Family Residential	1321 S GILBERT ST	FULLERTON, CA 92833-4302
071-461-06	25744.4371	0.591015042	G-C General Commercial	Commercial		7650	Retail Stores (Personal Services, Photography, Travel)	2220 W ORANGETHORPE AVE	FULLERTON, CA 92833-4413
071-043-16	12500.17728	0.28696657	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1690	Retail Stores (Personal Services, Photography, Travel)	1860 W ORANGETHORPE AVE	FULLERTON, CA 92833-4406
296-201-12	198155.2733	4.54905061	G-C General Commercial	Commercial	Focus Area H - North Industrial	69354	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	4030 N HARBOR BLVD	FULLERTON, CA 92835-1037
267-091-07	174910.0443	4.015409888	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	61219	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1501 S LEMON ST	FULLERTON, CA 92832-3408
071-043-23	101493.2451	2.329980429	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	21490	Commercial (General)	1401 S BROOKHURST RD	FULLERTON, CA 92833-4471
072-271-29	37718.57053	0.865905224	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	4464	Commercial (General)	1700 W ORANGETHORPE AVE	FULLERTON, CA 92833-4538
072-161-11	15599.82809	0.358125253	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	5096	Auto repair (& related), Garage	1018 W ORANGETHORPE AVE	FULLERTON, CA 92833-4734
072-161-01	29233.52808	0.671114104	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1971	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1000 W ORANGETHORPE AVE	FULLERTON, CA 92833-4734
072-161-17	40674.1517	0.933756501	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	8916	Auto repair (& related), Garage	1321 S EUCLID ST	FULLERTON, CA 92832-3132
072-161-19	22596.09612	0.518738579	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	2000	Restaurant	1331 S EUCLID ST	FULLERTON, CA 92832-3132
072-161-20	23820.4263	0.546845527	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	3196	Restaurant	1331 S EUCLID ST	FULLERTON, CA 92832-3132
033-211-03	170970.8053	3.924976777	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	59840	Commercial (General)	1250 E CHAPMAN AVE	FULLERTON, CA 92831-3901
072-161-03	14912.70269	0.342350916	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	12350	Motel	1425 S EUCLID ST	FULLERTON, CA 92832-3153
073-310-04	40024.47485	0.918841869	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	6966	Retail Stores (Personal Services, Photography, Travel)	914 W ORANGETHORPE AVE	FULLERTON, CA 92832-2827
292-072-07	116050.5512	2.664172504	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	40618	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	141 W BASTANCHURY RD	FULLERTON, CA 92835-2501
073-310-12	34480.99718	0.791580252	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	9064	Restaurant	904 W ORANGETHORPE AVE	FULLERTON, CA 92832-2827
073-310-06	6604.198014	0.151612574	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	2400	Retail Stores (Personal Services, Photography, Travel)	1310 S EUCLID ST	FULLERTON, CA 92832-3133
033-212-15	106427.8026	2.443263064	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	37250	Commercial (General)	104 N RAYMOND AVE	FULLERTON, CA 92831-4603
073-310-11	18886.55956	0.433578748	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	6904	Auto repair (& related), Garage	1400 S EUCLID ST	FULLERTON, CA 92832-3135
283-175-07	96888.23027	2.224263102	G-C General Commercial	Religious Use	Focus Area I - Chapman Corridor	33911	Commercial (General)	1231 E CHAPMAN AVE	FULLERTON, CA 92831-3908
073-073-05	19489.67523	0.447424474	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	1744	Restaurant	261 W ORANGETHORPE AVE	FULLERTON, CA 92832-2902
073-073-11	44563.30426	1.023039776	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	7953	Commercial (General)	255 W ORANGETHORPE AVE	FULLERTON, CA 92832-2902
032-284-04	25994.58839	0.596757766	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	2091	Restaurant	151 W ORANGETHORPE AVE	FULLERTON, CA 92832-2901
073-073-02	35933.71662	0.824930333	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	6882	Commercial (General)	201 W ORANGETHORPE AVE	FULLERTON, CA 92832-2902
033-212-11	93523.79447	2.14702575	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	32733	Commercial (General)	136 N RAYMOND AVE	FULLERTON, CA 92831-4610
032-284-08	39848.64536	0.914805352	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	4605	Restaurant	1101 S HARBOR BLVD	FULLERTON, CA 92832-3028
032-284-13	16399.60763	0.376485792	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	3684	Commercial (General)	1107 S HARBOR BLVD	FULLERTON, CA 92832-3028
032-284-09	39145.35482	0.898659911	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	15200	Commercial (General)	101 W ORANGETHORPE AVE	FULLERTON, CA 92832-2901
267-091-09	85649.13523	1.966247198	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	29977	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1620 S HARBOR BLVD	FULLERTON, CA 92832-3473
032-282-01	10963.39799	0.251686728	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	7740	Motel	901 S HARBOR BLVD	FULLERTON, CA 92832-3024
032-282-02	19412.67391	0.445656755	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	2416	Retail Stores (Personal Services, Photography, Travel)	925 S HARBOR BLVD	FULLERTON, CA 92832-3024
032-283-01	7714.637171	0.177104926	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	4722	Auto repair (& related), Garage	1001 S HARBOR BLVD	FULLERTON, CA 92832-3026
032-283-02	20669.39658	0.474507337	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	11478	Motel	1015 S HARBOR BLVD	FULLERTON, CA 92832-3026
032-283-12	22444.03537	0.51524772	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	11798	Motel	121 W HILL AVE	FULLERTON, CA 92832-2917
073-253-12	18848.4781	0.432704512	G-C General Commercial	Commercial		4500	Retail Stores (Personal Services, Photography, Travel)	311 W ORANGETHORPE AVE	FULLERTON, CA 92832-3228
073-253-11	20230.49818	0.464431547	G-C General Commercial	Commercial		7120	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	301 W ORANGETHORPE AVE	FULLERTON, CA 92832-3228
073-263-49	18499.99522	0.42470439	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1856	Commercial (General)	907 W ORANGETHORPE AVE	FULLERTON, CA 92832-2826
073-263-48	18510.63074	0.42494855	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	3380	Commercial (General)	901 W ORANGETHORPE AVE	FULLERTON, CA 92832-2826
033-154-18	74043.55613	1.699817918	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	25915	Commercial (General)	620 E COMMONWEALTH AVE	FULLERTON, CA 92831-4514
073-263-52	36249.65367	0.832183299	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	21143	Motel	1000 S EUCLID ST	FULLERTON, CA 92832-2815
032-160-18	70836.60276	1.62619589	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	24793	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	430 W COMMONWEALTH AVE	FULLERTON, CA 92832-1758
032-160-13	66981.84133	1.537702131	G-C General Commercial	Religious Use		23444	Commercial (General)	404 W COMMONWEALTH AVE	FULLERTON, CA 92832-1713
028-641-23	52582.45362	1.207135388	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	18404	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	100 W BASTANCHURY RD	FULLERTON, CA 92835-2502
072-352-64	35799.49387	0.821848981	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	22980	Commercial (General)	905 S EUCLID ST	FULLERTON, CA 92832-2808
072-352-49	30400.79091	0.697910957	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	11339	Retail Stores (Personal Services, Photography, Travel)	1115 W ORANGETHORPE AVE	FULLERTON, CA 92833-4735
072-352-27	14500.22141	0.332881583	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	6000	Retail Stores (Personal Services, Photography, Travel)	1111 W ORANGETHORPE AVE	FULLERTON, CA 92833-4735

072-352-48	20324.56931	0.466591138	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	7858	Retail Stores (Personal Services, Photography, Travel)	1101 W ORANGETHORPE AVE	FULLERTON, CA 92833-4735
031-306-15	21062.32492	0.483527793	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	8000	Retail Stores (Personal Services, Photography, Travel)	707 S EUCLID ST	FULLERTON, CA 92832-2611
072-170-17	19074.42552	0.437891587	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	2890	Commercial (General)	801 S EUCLID ST	FULLERTON, CA 92832-2603
031-306-14	8795.482658	0.201917895	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	2128	Commercial (General)	611 S EUCLID ST	FULLERTON, CA 92832-2644
031-306-13	7011.728024	0.16096824	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1217	Single Family Residential	615 S EUCLID ST	FULLERTON, CA 92832-2644
031-306-12	7011.499947	0.160963004	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1331	Single Family Residential	625 S EUCLID ST	FULLERTON, CA 92832-2644
031-306-11	7011.758926	0.16096895	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1384	Single Family Residential	701 S EUCLID ST	FULLERTON, CA 92832-2611
073-263-54	49659.98727	1.140044328	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	17381	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	910 S EUCLID ST	FULLERTON, CA 92832-2813
072-242-15	276928.8643	6.357455937	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	30155	Community: Shopping Plaza, Shopping Center, Mini-Mall	1701 W ORANGETHORPE AVE	FULLERTON, CA 92833-4553
072-242-18	13527.12694	0.310542253	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	11103	Retail Stores (Personal Services, Photography, Travel)	1735 W ORANGETHORPE AVE	FULLERTON, CA 92833-4537
072-242-12	21799.827	0.500458629	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	11786	Neighborhood: Shopping Center, Strip Center, Enterprise Zone	1647 W ORANGETHORPE AVE	FULLERTON, CA 92833-4535
072-242-08	5000.033995	0.11478578	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	3280	Restaurant	1645 W ORANGETHORPE AVE	FULLERTON, CA 92833-4535
031-363-15	7117.110672	0.16338751	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	3376	Retail Stores (Personal Services, Photography, Travel)	1090 W VALENCIA DR	FULLERTON, CA 92833-3305
031-363-28	19657.63208	0.45128026	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	5258	Restaurant	1050 W VALENCIA DR	FULLERTON, CA 92833-3305
284-401-09	46177.51593	1.060097233	G-C General Commercial	Commercial		16162	Community: Shopping Plaza, Shopping Center, Mini-Mall	3006 BREA BLVD	FULLERTON, CA 92835-2017
031-363-25	8322.487358	0.191059342	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	2484	Commercial (General)	513 S EUCLID ST	FULLERTON, CA 92832-2601
031-363-36	53994.06648	1.239541784	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	11964	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	555 S EUCLID ST	FULLERTON, CA 92832-2601
031-360-07	41300.85559	0.948143742	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	12508	Retail Stores (Personal Services, Photography, Travel)	1000 W WEST AVE	FULLERTON, CA 92833-3301
030-421-28	22473.68888	0.515928476	G-C General Commercial	Commercial		5840	Commercial (General)	1834 W VALENCIA DR	FULLERTON, CA 92833-3230
030-421-35	7951.746383	0.182548242	G-C General Commercial	Commercial		3600	Retail Stores (Personal Services, Photography, Travel)	1824 W VALENCIA DR	FULLERTON, CA 92833-3230
030-221-09	7679.895033	0.17630735	G-C General Commercial	Commercial		1006	Commercial (General)	2204 W VALENCIA DR	FULLERTON, CA 92833-3258
030-221-10	7553.860363	0.173413972	G-C General Commercial	Commercial		997	Commercial (General)	2200 W VALENCIA DR	FULLERTON, CA 92833-3258
071-323-48	44687.0029	1.025879526	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	15640	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	2627 W ORANGETHORPE AVE	FULLERTON, CA 92833-4209
071-313-46	10760.82062	0.247036159	G-C General Commercial	Commercial		1288	Restaurant	2315 W ORANGETHORPE AVE	FULLERTON, CA 92833-4308
071-313-21	19128.51905	0.439133412	G-C General Commercial	Commercial		1324	Restaurant	2301 W ORANGETHORPE AVE	FULLERTON, CA 92833-4308
031-114-15	41721.05278	0.957790209	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	14602	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1415 W COMMONWEALTH AVE	FULLERTON, CA 92833-2725
338-031-40	38832.58858	0.891479736	G-C General Commercial	Commercial	Focus Area J - Education	13591	Commercial (General)	441 N PLACENTIA AVE	FULLERTON, CA 92831-3205
071-023-26	8664.793647	0.198917668	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1953	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	2501 W ORANGETHORPE AVE	FULLERTON, CA 92833-4207
071-323-43	20829.98724	0.478194017	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1760	Car wash	2751 W ORANGETHORPE AVE	FULLERTON, CA 92833-4211
071-323-40	48181.0826	1.106093113	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	12357	Industrial (General)	2725 W ORANGETHORPE AVE	FULLERTON, CA 92833-4211
071-323-38	22305.97834	0.512078345	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	8230	Retail Stores (Personal Services, Photography, Travel)	2635 W ORANGETHORPE AVE	FULLERTON, CA 92833-4209
071-023-29	37085.61875	0.85137455	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	12980	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	2507 W ORANGETHORPE AVE	FULLERTON, CA 92833-4248
030-111-32	12037.92081	0.276354548	G-C General Commercial	Commercial		2400	Auto repair (& related), Garage	300 MAGNOLIA AVE	FULLERTON, CA 92833-3147
030-111-03	5350.950732	0.122841776	G-C General Commercial	Commercial		897	Single Family Residential	314 MAGNOLIA AVE	FULLERTON, CA 92833-3147
030-111-02	4274.62912	0.098132661	G-C General Commercial	Commercial		816	Single Family Residential	310 MAGNOLIA AVE	FULLERTON, CA 92833-3147
030-025-14	11081.09026	0.254388589	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	875	Single Family Residential	3716 W COMMONWEALTH AVE	FULLERTON, CA 92833-2869
030-025-15	4739.250809	0.108798981	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1969	Retail Stores (Personal Services, Photography, Travel)	101 MAGNOLIA AVE	FULLERTON, CA 92833-2829
030-025-02	12250.14104	0.281226488	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	624	Single Family Residential	108 WALDO AVE	FULLERTON, CA 92833-2845
030-084-31	7328.228288	0.168234137	G-C General Commercial	Office	Focus Area B - Commonwealth Corridor	1300	Apartments (generic)	3604 W COMMONWEALTH AVE	FULLERTON, CA 92833-2824
030-084-32	7252.614965	0.166498282	G-C General Commercial	Office	Focus Area B - Commonwealth Corridor	1306	Single Family Residential	3600 W COMMONWEALTH AVE	FULLERTON, CA 92833-2824
285-281-05	32694.7987	0.750574494	G-C General Commercial	Commercial		11443	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1040 E BASTANCHURY RD	FULLERTON, CA 92835-2786
030-035-18	16468.76673	0.378073478	G-C General Commercial	Commercial		4900	Retail Stores (Personal Services, Photography, Travel)	245 MAGNOLIA AVE	FULLERTON, CA 92833-2809
281-011-30	32326.53585	0.742120283	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	0	Commercial-Vacant Land	1601 S HARBOR BLVD	FULLERTON, CA 92832-3405
030-180-37	25128.13284	0.576866546	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2400	Retail Stores (Personal Services, Photography, Travel)	2216 W COMMONWEALTH AVE	FULLERTON, CA 92833-3021
030-180-61	21121.86659	0.484894691	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	4383	Commercial (General)	2204 W COMMONWEALTH AVE	FULLERTON, CA 92833-3021
030-194-04	45167.66979	1.036914195	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	8315	Commercial (General)	1920 W COMMONWEALTH AVE	FULLERTON, CA 92837-1000
030-200-04	81314.49134	1.866736778	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	14298	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	1900 W COMMONWEALTH AVE	FULLERTON, CA 92833-3016
073-052-29	31492.63773	0.722976484	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	11022	Commercial (General)	1605 S HARBOR BLVD	FULLERTON, CA 92832-3405
030-200-31	68727.92804	1.577787044	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	7602	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	1850 W COMMONWEALTH AVE	FULLERTON, CA 92833-3014
030-200-28	16350.11372	0.375349561	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1537	Restaurant	1842 W COMMONWEALTH AVE	FULLERTON, CA 92833-3014
030-210-06	36504.5757	0.838035544	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	10670	Commercial (General)	1824 W COMMONWEALTH AVE	FULLERTON, CA 92833-3014
030-210-05	18173.9552	0.41721949	G-C General Commercial	Religious Use	Focus Area B - Commonwealth Corridor	964	Commercial (General)	1820 W COMMONWEALTH AVE	FULLERTON, CA 92833-3014
030-210-04	18121.9949	0.416026637	G-C General Commercial	Religious Use	Focus Area B - Commonwealth Corridor	576	Commercial (General)	1810 W COMMONWEALTH AVE	FULLERTON, CA 92833-3014
030-210-03	19573.32244	0.449344763	G-C General Commercial	Religious Use	Focus Area B - Commonwealth Corridor	3453	Industrial (General)	1808 W COMMONWEALTH AVE	FULLERTON, CA 92833-3014
030-210-01	10317.56077	0.236860243	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1525	Auto repair (& related), Garage	1800 W COMMONWEALTH AVE	FULLERTON, CA 92833-3014
028-641-20	30668.92471	0.704066505	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	10734	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	130 W BASTANCHURY RD	FULLERTON, CA 92835-2502
030-280-29	13328.31082	0.305978032	G-C General Commercial	Commercial		2592	Retail/Residential (mixed use)	1741 W VALENCIA DR	FULLERTON, CA 92833-3804
030-280-34	13376.78524	0.307090859	G-C General Commercial	Commercial		3292	Auto repair (& related), Garage	238 S BROOKHURST RD	FULLERTON, CA 92833-3202
030-280-55	11561.20557	0.265410596	G-C General Commercial	Commercial		1125	Auto repair (& related), Garage	1735 W VALENCIA DR	FULLERTON, CA 92833-3804
030-280-37	2593.289241	0.059534141	G-C General Commercial	Commercial		800	Auto repair (& related), Garage	1731 W VALENCIA DR	FULLERTON, CA 92833-3804
031-131-27	6750.120419	0.154962514	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1465	Duplex (2 units, any combination)	1546 W COMMONWEALTH AVE	FULLERTON, CA 92833-2728
031-131-26	6750.155018	0.154963309	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1465	Duplex (2 units, any combination)	1542 W COMMONWEALTH AVE	FULLERTON, CA 92833-2728
031-131-29	13500.18621	0.309923775	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	8153	Commercial (General)	1532 W COMMONWEALTH AVE	FULLERTON, CA 92833-2757
031-131-06	6750.030966	0.154960461	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2046	Retail Stores (Personal Services, Photography, Travel)	1530 W COMMONWEALTH AVE	FULLERTON, CA 92833-2728
031-131-07	6750.155241	0.154963314	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2808	Retail Stores (Personal Services, Photography, Travel)	1524 W COMMONWEALTH AVE	FULLERTON, CA 92833-2728
031-131-08	6750.182762	0.154963946	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2735	Commercial (General)	1522 W COMMONWEALTH AVE	FULLERTON, CA 92833-2728
031-131-09	6750.058489	0.154961093	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	908	Single Family Residential	1516 W COMMONWEALTH AVE	FULLERTON, CA 92833-2728
031-131-10	6727.458128	0.154442256	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1547	Multi-Family Dwellings (Generic, any combination 2+)	1512 W COMMONWEALTH AVE	FULLERTON, CA 92833-2728
031-131-28	10775.52036	0.247373621	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3200	Commercial (General)	1504 W COMMONWEALTH AVE	FULLERTON, CA 92833-2744
031-131-13	6174.948469	0.141758292	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	949	Single Family Residential	1500 W COMMONWEALTH AVE	FULLERTON, CA 92833-2728
031-113-39	21436.17035	0.492110163	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2970	Single Family Residential	1555 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727
031-113-34	17482.22503	0.40133944	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1000	Auto repair (& related), Garage	1565 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727
031-113-35	9313.752365	0.213815813	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2411	Commercial (General)	1559 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727
031-113-26	8394.501569	0.192712573	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1578	Duplex (2 units, any combination)	1541 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727
031-113-25	8396.412012	0.192756431	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1578	Duplex (2 units, any combination)	1537 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727
031-113-24	8398.464601	0.192803552	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2842	Single Family Residential	1533 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727
031-113-23	8983.013831	0.206223049	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1375	Retail Stores (Personal Services, Photography, Travel)	1531 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727
031-113-22	13025.10675	0.299017376	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	5190	Commercial (General)	1525 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727
031-113-42	10499.63656	0.241040157	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	552	Commercial (General)	1517 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727
031-113-43	31535.99322	0.723971796	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	12036	Commercial (General)	1501 W COMMONWEALTH AVE	FULLERTON, CA 92833-2727

031-132-05	6249.769021	0.143475947	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1347	Single Family Residential	1400 W COMMONWEALTH AVE	FULLERTON, CA 92833-2726
031-132-01	6123.039424	0.140566616	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3336	Commercial (General)	1414 W COMMONWEALTH AVE	FULLERTON, CA 92833-2726
031-132-02	6873.914332	0.157804451	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1612	Single Family Residential	1412 W COMMONWEALTH AVE	FULLERTON, CA 92833-2726
031-132-03	6874.64467	0.157821218	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2858	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1408 W COMMONWEALTH AVE	FULLERTON, CA 92833-2726
031-132-04	6875.074634	0.157831088	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1186	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1404 W COMMONWEALTH AVE	FULLERTON, CA 92833-2726
031-141-01	5626.662929	0.129171301	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2322	Commercial (General)	1320 W COMMONWEALTH AVE	FULLERTON, CA 92833-2724
031-141-02	5629.966112	0.129247132	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1192	Duplex (2 units, any combination)	1318 W COMMONWEALTH AVE	FULLERTON, CA 92833-2724
031-141-03	6297.987636	0.144582902	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	792	Commercial (General)	1312 W COMMONWEALTH AVE	FULLERTON, CA 92833-2724
031-141-04	5592.758803	0.128392964	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2190	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1308 W COMMONWEALTH AVE	FULLERTON, CA 92833-2724
031-141-34	6260.823496	0.143729725	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2700	Commercial (General)	1304 W COMMONWEALTH AVE	FULLERTON, CA 92833-2724
031-141-35	6831.08788	0.156821284	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1656	Commercial (General)	1302 W COMMONWEALTH AVE	FULLERTON, CA 92833-2724
031-142-01	6462.313043	0.148355321	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2276	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1218 W COMMONWEALTH AVE	FULLERTON, CA 92833-2722
031-142-02	6555.11037	0.150485669	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1948	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1214 W COMMONWEALTH AVE	FULLERTON, CA 92833-2700
031-142-03	6553.397869	0.150446355	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1167	Commercial (General)	1212 W COMMONWEALTH AVE	FULLERTON, CA 92833-2722
031-142-04	6551.248485	0.150397011	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1087	Single Family Residential	1204 W COMMONWEALTH AVE	FULLERTON, CA 92833-2722
031-142-05	6549.596554	0.150359088	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1242	Single Family Residential	1200 W COMMONWEALTH AVE	FULLERTON, CA 92833-2722
031-142-06	7483.165613	0.171791033	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2480	Commercial (General)	1120 W COMMONWEALTH AVE	FULLERTON, CA 92833-2720
031-142-07	6544.413424	0.150240099	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1299	Single Family Residential	1118 W COMMONWEALTH AVE	FULLERTON, CA 92833-2720
031-142-08	6542.513802	0.150196489	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2318	Commercial (General)	1112 W COMMONWEALTH AVE	FULLERTON, CA 92833-2720
031-142-09	6540.738553	0.150155735	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2156	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1108 W COMMONWEALTH AVE	FULLERTON, CA 92833-2720
031-142-10	6538.901339	0.150113558	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1176	Single Family Residential	1104 W COMMONWEALTH AVE	FULLERTON, CA 92833-2720
031-142-11	6461.243529	0.148330768	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1960	Commercial (General)	1100 W COMMONWEALTH AVE	FULLERTON, CA 92833-2720
031-143-01	17500.94678	0.401769235	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	5398	Commercial/Office/Residential (mixed use)	1016 W COMMONWEALTH AVE	FULLERTON, CA 92833-2718
031-143-06	26650.00406	0.611804143	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2621	Auto repair (& related), Garage	1010 W COMMONWEALTH AVE	FULLERTON, CA 92833-2759
031-143-04	19842.92483	0.455534025	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3038	Restaurant	1000 W COMMONWEALTH AVE	FULLERTON, CA 92833-2718
031-143-05	12178.14152	0.279573595	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3851	Auto repair (& related), Garage	133 S EUCLID ST	FULLERTON, CA 92832-2125
031-150-29	22303.89165	0.512030441	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1134	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1001 W VALENCIA DR	FULLERTON, CA 92833
031-321-31	13796.95758	0.316736755	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1935	Retail Stores (Personal Services, Photography, Travel)	506 S EUCLID ST	FULLERTON, CA 92832-2608
031-321-32	27193.16169	0.624273413	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	425	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	520 S EUCLID ST	FULLERTON, CA 92832-2608
031-322-12	15022.38283	0.344868843	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	698	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	600 S EUCLID ST	FULLERTON, CA 92832-2610
033-051-12	28258.29921	0.648725775	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	9890	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	434 S HARBOR BLVD	FULLERTON, CA 92832-2409
032-182-45	19443.20299	0.446357611	G-C General Commercial	Commercial		1680	Commercial (General)	308 W VALENCIA DR	FULLERTON, CA 92832-2203
032-274-01	18141.49317	0.416474259	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	9035	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	701 S HARBOR BLVD	FULLERTON, CA 92832-2414
032-274-02	5831.148771	0.133865682	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	1215	Auto repair (& related), Garage	711 S HARBOR BLVD	FULLERTON, CA 92832-2414
032-274-04	4708.553569	0.108094264	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	1026	Multi-Family Dwellings (Generic, any combination 2+)	111 W ROSSLYNN AVE	FULLERTON, CA 92832-2337
073-310-23	27488.37541	0.631050634	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	9621	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	926 W ORANGETHORPE AVE	FULLERTON, CA 92832-2827
033-173-57	25477.88375	0.584895777	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	8917	Commercial (General)	1117 E COMMONWEALTH AVE	FULLERTON, CA 92831-4615
032-273-04	5381.729978	0.123548375	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	1008	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	613 S HARBOR BLVD	FULLERTON, CA 92832-2412
338-121-08	24384.74526	0.559800597	G-C General Commercial	Commercial	Focus Area J - Education	8535	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse		FULLERTON, CA 92831
032-272-29	24236.69807	0.556401878	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	2580	Gas Station	519 S HARBOR BLVD	FULLERTON, CA 92832-2410
032-252-01	8321.690233	0.191041043	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	2240	Single Family Residential	402 S HIGHLAND AVE	FULLERTON, CA 92832-2308
032-252-02	7746.9535	0.177846811	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	1240	Single Family Residential	406 S HIGHLAND AVE	FULLERTON, CA 92832-2308
032-252-03	8275.822955	0.189988068	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	2182	Commercial (General)	410 S HIGHLAND AVE	FULLERTON, CA 92832-2379
032-160-14	59266.25785	1.360575481	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2000	Industrial (General)	464 W COMMONWEALTH AVE	FULLERTON, CA 92832-1768
032-160-12	24139.78859	0.554177127	G-C General Commercial	Religious Use	Focus Area B - Commonwealth Corridor	8449	Commercial (General)	400 W COMMONWEALTH AVE	FULLERTON, CA 92832-1713
033-212-16	23808.01293	0.546560553	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	8333	Commercial (General)		FULLERTON, CA 92831
031-231-39	22775.75545	0.522863018	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	7972	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	110 N EUCLID ST	FULLERTON, CA 92832-1619
032-082-29	7280.180226	0.167131097	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3943	Retail Stores (Personal Services, Photography, Travel)	536 W COMMONWEALTH AVE	FULLERTON, CA 92832-1750
032-082-28	7280.153956	0.167130494	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1539	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	532 W COMMONWEALTH AVE	FULLERTON, CA 92832-1723
032-082-27	7280.267854	0.167133109	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3120	Retail Stores (Personal Services, Photography, Travel)	530 W COMMONWEALTH AVE	FULLERTON, CA 92832-1723
032-082-26	7280.127686	0.167129891	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	9213	Commercial (General)	524 W COMMONWEALTH AVE	FULLERTON, CA 92832-1753
032-082-25	7280.128104	0.167129901	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1427	Single Family Residential	520 W COMMONWEALTH AVE	FULLERTON, CA 92832-1723
032-082-24	7280.014205	0.167127286	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1590	Single Family Residential	516 W COMMONWEALTH AVE	FULLERTON, CA 92832-1723
032-082-23	7280.293136	0.16713369	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2318	Single Family Residential	514 W COMMONWEALTH AVE	FULLERTON, CA 92832-1723
032-082-22	7280.128674	0.167129914	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2403	Commercial (General)	508 W COMMONWEALTH AVE	FULLERTON, CA 92832-1723
032-082-21	7280.153385	0.167130481	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2113	Commercial (General)	504 W COMMONWEALTH AVE	FULLERTON, CA 92832-1723
032-082-10	7354.359047	0.168834021	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2874	Multi-Family Dwellings (Generic, any combination 2+)	502 W COMMONWEALTH AVE	FULLERTON, CA 92832-1723
032-081-31	36461.93443	0.837056629	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	312	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	666 W COMMONWEALTH AVE	FULLERTON, CA 92832-1725
032-081-33	11500.13784	0.264008664	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	4000	Retail Stores (Personal Services, Photography, Travel)	638 W COMMONWEALTH AVE	FULLERTON, CA 92832-1725
032-081-22	11500.18685	0.26400979	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	4419	Commercial (General)	626 W COMMONWEALTH AVE	FULLERTON, CA 92832-1725
031-241-01	92407.70516	2.121403687	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	26318	Retail Stores (Personal Services, Photography, Travel)	920 W COMMONWEALTH AVE	FULLERTON, CA 92832-1617
033-173-47	22050.48519	0.506212988	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	7718	Community: Shopping Plaza, Shopping Center, Mini-Mall	115 N RAYMOND AVE	FULLERTON, CA 92831-4609
031-241-24	6749.967357	0.154959001	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	700	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	814 W COMMONWEALTH AVE	FULLERTON, CA 92832-1615
031-241-04	6750.10157	0.154962082	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1474	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	810 W COMMONWEALTH AVE	FULLERTON, CA 92832-1615
031-241-21	14177.83378	0.32548053	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	5280	Retail Stores (Personal Services, Photography, Travel)	808 W COMMONWEALTH AVE	FULLERTON, CA 92832-1615
338-031-47	21550.362	0.494731661	G-C General Commercial	Commercial	Focus Area J - Education	7543	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	629 N PLACENTIA AVE	FULLERTON, CA 92831-3207
033-052-01	6588.073087	0.151242394	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	720	Auto repair (& related), Garage	502 S HARBOR BLVD	FULLERTON, CA 92832-2411
033-052-22	7047.750674	0.161795212	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	2757	Retail Stores (Personal Services, Photography, Travel)	504 S HARBOR BLVD	FULLERTON, CA 92832-2411
033-052-04	7245.021518	0.166323959	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	2750	Commercial (General)	510 S HARBOR BLVD	FULLERTON, CA 92832-2411
033-052-13	20159.41785	0.462799756	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	3109	Auto repair (& related), Garage	516 S HARBOR BLVD	FULLERTON, CA 92832-2411
033-101-22	14559.53423	0.334243227	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	6455	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	424 E COMMONWEALTH AVE	FULLERTON, CA 92832-2019
338-041-09	21301.51222	0.489018816	G-C General Commercial	Commercial	Focus Area J - Education	7456	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	351 N PLACENTIA AVE	FULLERTON, CA 92831-4432
033-101-17	9771.358835	0.224321085	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2015	Commercial (General)	446 E COMMONWEALTH AVE	FULLERTON, CA 92832-2019
031-241-02	20250.1054	0.46488167	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	7088	Commercial (General)	820 W COMMONWEALTH AVE	FULLERTON, CA 92832-1615
033-154-17	17317.08617	0.397548347	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	6696	Commercial (General)	704 E COMMONWEALTH AVE	FULLERTON, CA 92831-4516
033-154-16	12282.82002	0.281976699	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	5006	Commercial (General)	710 E COMMONWEALTH AVE	FULLERTON, CA 92831-4540
033-151-03	4046.823775	0.092902933	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2025	Commercial (General)	800 E COMMONWEALTH AVE	FULLERTON, CA 92831-4564
028-641-25	20111.77068	0.461705919	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	7039	Commercial (General)	2101 N HARBOR BLVD	FULLERTON, CA 92835-3801
033-183-33	17945.89177	0.411983837	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2444	Retail Stores (Personal Services, Photography, Travel)	824 E COMMONWEALTH AVE	FULLERTON, CA 92831-4564
033-183-37	5640.995597	0.129500336	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3636	Commercial (General)	902 E COMMONWEALTH AVE	FULLERTON, CA 92831-4518

033-183-38	6001.156932	0.13776856	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1267	Commercial (General)	906 E COMMONWEALTH AVE	FULLERTON, CA 92831-4518
033-094-11	32690.20026	0.750468927	G-C General Commercial	Commercial		10737	Community: Shopping Plaza, Shopping Center, Mini-Mall	410 S LEMON ST	FULLERTON, CA 92832-2420
033-420-09	214902.3346	4.933512895	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	53838	Community: Shopping Plaza, Shopping Center, Mini-Mall	450 N STATE COLLEGE BLVD	FULLERTON, CA 92831-4209
033-420-03	61830.01347	1.419431619	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	16236	Community: Shopping Plaza, Shopping Center, Mini-Mall	2450 E CHAPMAN AVE	FULLERTON, CA 92831-3604
033-420-04	20377.90601	0.467815588	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	3900	Community: Shopping Plaza, Shopping Center, Mini-Mall	2516 E CHAPMAN AVE	FULLERTON, CA 92831-3606
033-420-05	72109.08558	1.655408278	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	22980	Community: Shopping Plaza, Shopping Center, Mini-Mall	2460 E CHAPMAN AVE	FULLERTON, CA 92831-3604
269-051-04	22651.60488	0.520012893	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	1814	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	455 N STATE COLLEGE BLVD	FULLERTON, CA 92831-4258
269-051-07	39369.18339	0.903798343	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	13524	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	331 N STATE COLLEGE BLVD	FULLERTON, CA 92831-4205
269-051-06	13049.73179	0.299582693	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	1260	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	455 N STATE COLLEGE BLVD	FULLERTON, CA 92831-4258
030-032-32	19353.66131	0.444302003	G-C General Commercial	Commercial		6774	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	4005 W VALENCIA DR	FULLERTON, CA 92833-2842
269-051-08	53166.69711	1.220547866	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	22897	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	321 N STATE COLLEGE BLVD	FULLERTON, CA 92831-4205
269-051-09	42272.83637	0.970457504	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	918	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	305 N STATE COLLEGE BLVD	FULLERTON, CA 92831-4246
033-435-23	35033.60578	0.804266488	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	14400	Community: Shopping Plaza, Shopping Center, Mini-Mall	1342 E CHAPMAN AVE	FULLERTON, CA 92831-3954
293-236-08	19269.25755	0.442364346	G-C General Commercial	Religious Use		0	Commercial-Vacant Land	2901 BREA BLVD	FULLERTON, CA 92835-2014
033-435-22	28049.98307	0.643943461	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	10800	Retail Stores (Personal Services, Photography, Travel)	1310 E CHAPMAN AVE	FULLERTON, CA 92831-3954
033-435-11	11502.65128	0.264066366	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	5400	Retail Stores (Personal Services, Photography, Travel)	1322 E CHAPMAN AVE	FULLERTON, CA 92831-3954
033-211-02	142103.0035	3.262258651	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	64786	Community: Shopping Plaza, Shopping Center, Mini-Mall	1245 E WILSHIRE AVE	FULLERTON, CA 92831-3902
032-231-23	19249.92211	0.441920462	G-C General Commercial	Commercial	Focus Area E - Downtown	6737	Commercial (General)	201 W AMERIGE AVE	FULLERTON, CA 92832-1806
031-233-41	18803.84301	0.431679824	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	6581	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	741 W COMMONWEALTH AVE	FULLERTON, CA 92832-1612
032-284-11	18719.24127	0.429737622	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	0	Commercial-Vacant Land	101 W ORANGETHORPE AVE	FULLERTON, CA 92832-2901
033-212-04	20125.3817	0.462018388	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1711	Gas Station	100 N RAYMOND AVE	FULLERTON, CA 92831-4610
284-382-28	17580.99713	0.403606951	G-C General Commercial	Commercial		6153	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	2900 BREA BLVD	FULLERTON, CA 92835-2000
033-164-23	14454.86125	0.33184025	G-C General Commercial	Office	Focus Area I - Chapman Corridor	1789	Gas Station	1124 E CHAPMAN AVE	FULLERTON, CA 92831-3813
033-173-38	13255.05374	0.304296269	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1311	Grocery, Supermarket	181 N RAYMOND AVE	FULLERTON, CA 92831-4609
033-173-29	32046.06683	0.735681556	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	11041	Community: Shopping Plaza, Shopping Center, Mini-Mall	177 N RAYMOND AVE	FULLERTON, CA 92831-4609
032-273-28	16425.23106	0.377074029	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	5749	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	603 S HARBOR BLVD	FULLERTON, CA 92832-2412
033-173-46	22042.10456	0.506020594	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	15731	Community: Shopping Plaza, Shopping Center, Mini-Mall	139 N RAYMOND AVE	FULLERTON, CA 92831-4609
033-212-12	16039.06505	0.368208816	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	5614	Commercial (General)	172 N RAYMOND AVE	FULLERTON, CA 92831-4610
033-173-48	7000.211105	0.160703846	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2334	Retail Stores (Personal Services, Photography, Travel)	111 N RAYMOND AVE	FULLERTON, CA 92831-4609
032-284-16	15879.70316	0.364550345	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	5558	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1125 S HARBOR BLVD	FULLERTON, CA 92832-3021
033-173-35	19548.26768	0.448769581	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1904	Gas Station	1133 E COMMONWEALTH AVE	FULLERTON, CA 92831-4615
033-173-54	36865.9107	0.846330712	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	14420	Retail Stores (Personal Services, Photography, Travel)	1101 E COMMONWEALTH AVE	FULLERTON, CA 92831-4606
338-101-07	15635.48557	0.358943842	G-C General Commercial	Commercial	Focus Area J - Education	5472	Commercial (General)	506 N STATE COLLEGE BLVD	FULLERTON, CA 92831-3546
033-173-43	15835.77453	0.363541876	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	6368	Commercial (General)	1111 E COMMONWEALTH AVE	FULLERTON, CA 92831-4634
033-171-11	5000.030087	0.114785691	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	858	Single Family Residential	106 N YALE AVE	FULLERTON, CA 92831-4510
033-171-12	5113.871139	0.11739914	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1140	Commercial (General)	801 E COMMONWEALTH AVE	FULLERTON, CA 92831-4517
033-171-13	4794.466595	0.11006657	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1368	Single Family Residential	805 E COMMONWEALTH AVE	FULLERTON, CA 92831-4517
030-200-30	14950.01496	0.343207493	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	0	Commercial-Vacant Land	1860 W COMMONWEALTH AVE	FULLERTON, CA 92833-3014
033-171-28	6875.479354	0.15784038	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	5779	Retail Stores (Personal Services, Photography, Travel)	821 E COMMONWEALTH AVE	FULLERTON, CA 92831-4517
033-161-11	6597.025248	0.151447909	G-C General Commercial	Office	Focus Area I - Chapman Corridor	2280	Retail Stores (Personal Services, Photography, Travel)	812 E CHAPMAN AVE	FULLERTON, CA 92831-3808
033-161-12	6523.473357	0.149759378	G-C General Commercial	Office	Focus Area I - Chapman Corridor	2092	Retail Stores (Personal Services, Photography, Travel)	822 E CHAPMAN AVE	FULLERTON, CA 92831-3808
033-082-29	10929.68092	0.250912685	G-C General Commercial	Commercial	Focus Area E - Downtown	747	Retail Stores (Personal Services, Photography, Travel)	301 E COMMONWEALTH AVE	FULLERTON, CA 92832-2016
033-082-17	7001.621417	0.160736223	G-C General Commercial	Commercial	Focus Area E - Downtown	2243	Single Family Residential	311 E COMMONWEALTH AVE	FULLERTON, CA 92832-2016
033-082-18	7001.625283	0.160736312	G-C General Commercial	Commercial	Focus Area E - Downtown	2278	Triplex (3 units, any combination)	315 E COMMONWEALTH AVE # A-C	FULLERTON, CA 92832-2088
033-082-19	7001.675772	0.160737471	G-C General Commercial	Commercial	Focus Area E - Downtown	1440	Commercial (General)	319 E COMMONWEALTH AVE	FULLERTON, CA 92832-2086
033-082-20	7001.700594	0.160738041	G-C General Commercial	Commercial	Focus Area E - Downtown	1796	Single Family Residential	321 E COMMONWEALTH AVE	FULLERTON, CA 92832-2016
073-052-27	14463.06511	0.332028586	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	5062	Commercial (General)	120 W HOUSTON AVE	FULLERTON, CA 92832-3407
031-124-32	14355.83957	0.329567009	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	0	Parking Lot	1115 W COMMONWEALTH AVE	FULLERTON, CA 92833-2719
269-051-05	14226.17609	0.326590324	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	4979	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse		FULLERTON, CA 92831
032-231-25	13999.99524	0.321397891	G-C General Commercial	Commercial	Focus Area E - Downtown	4900	Commercial (General)	233 W AMERIGE AVE	FULLERTON, CA 92832-1806
032-231-18	6999.997133	0.160698934	G-C General Commercial	Commercial	Focus Area E - Downtown	822	Commercial (General)	223 W AMERIGE AVE	FULLERTON, CA 92832-1806
032-074-32	7600.328321	0.174480737	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2458	Commercial (General)	547 W COMMONWEALTH AVE	FULLERTON, CA 92832-1722
032-074-31	7592.151887	0.174293031	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1887	Commercial (General)	541 W COMMONWEALTH AVE	FULLERTON, CA 92832-1722
032-074-30	7584.153094	0.174109403	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2177	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	537 W COMMONWEALTH AVE	FULLERTON, CA 92832-1722
032-074-29	7575.775997	0.17391709	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2204	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	535 W COMMONWEALTH AVE	FULLERTON, CA 92832-1722
032-074-28	7389.524201	0.169641307	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3333	Retail Stores (Personal Services, Photography, Travel)	531 W COMMONWEALTH AVE	FULLERTON, CA 92832-1722
032-074-27	9977.334888	0.229049677	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1674	Commercial (General)	525 W COMMONWEALTH AVE	FULLERTON, CA 92832-1722
032-074-26	6794.63413	0.155984416	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	4368	Store/Office (mixed use)	521 W COMMONWEALTH AVE	FULLERTON, CA 92832-1722
032-074-25	18086.5453	0.41521282	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	10302	Retail Stores (Personal Services, Photography, Travel)	515 W COMMONWEALTH AVE	FULLERTON, CA 92832-1757
032-074-24	11116.87367	0.255210069	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3717	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	505 W COMMONWEALTH AVE	FULLERTON, CA 92832-1722
032-074-23	9011.466194	0.206876229	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	5063	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	107 N RICHMAN AVE	FULLERTON, CA 92832-1704
032-073-17	7151.894384	0.164186039	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2648	Multi-Family Dwellings (Generic, any combination 2+)	617 W COMMONWEALTH AVE	FULLERTON, CA 92832-1791
032-073-18	7144.008311	0.164004999	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2646	Commercial (General)	613 W COMMONWEALTH AVE	FULLERTON, CA 92832-1733
032-073-19	7135.836437	0.163817397	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2649	Apartments (generic)	609 W COMMONWEALTH AVE	FULLERTON, CA 92832-3705
032-073-20	7127.664162	0.163629786	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2651	Apartments (generic)	605 W COMMONWEALTH AVE	FULLERTON, CA 92832-1790
032-073-21	7077.802754	0.162485118	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2660	Apartments (generic)	601 W COMMONWEALTH AVE	FULLERTON, CA 92832-1788
032-073-28	7122.987342	0.16352242	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3198	Commercial (General)	649 W COMMONWEALTH AVE	FULLERTON, CA 92832-1724
032-073-27	7205.160616	0.165408872	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2551	Triplex (3 units, any combination)	645 W COMMONWEALTH AVE	FULLERTON, CA 92832-1797
032-073-22	7197.060679	0.165222922	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2551	Triplex (3 units, any combination)	641 W COMMONWEALTH AVE	FULLERTON, CA 92832-1798
032-073-24	7188.744765	0.165032014	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2551	Triplex (3 units, any combination)	635 W COMMONWEALTH AVE	FULLERTON, CA 92832-1795
032-073-25	7180.859797	0.164850998	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2551	Triplex (3 units, any combination)	631 W COMMONWEALTH AVE	FULLERTON, CA 92832-1793
032-073-16	18198.57488	0.417784684	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3834	Auto repair (& related), Garage	623 W COMMONWEALTH AVE	FULLERTON, CA 92832-1724
031-221-01	7945.056366	0.182394659	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	2400	Retail Stores (Personal Services, Photography, Travel)	338 N EUCLID ST	FULLERTON, CA 92832-1623
031-221-22	20933.75312	0.48057617	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	6900	Community: Shopping Plaza, Shopping Center, Mini-Mall	322 N EUCLID ST	FULLERTON, CA 92832-1623
031-221-13	16707.78908	0.383560714	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	5402	Commercial (General)	300 N EUCLID ST	FULLERTON, CA 92832-1623
031-233-24	10794.0187	0.247798287	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1029	Restaurant	815 W COMMONWEALTH AVE	FULLERTON, CA 92832-1614
031-233-25	13634.78658	0.313013795	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	384	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	811 W COMMONWEALTH AVE	FULLERTON, CA 92832-1614
031-363-31	12663.18692	0.290708782	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	0	Parking Lot	1050 W VALENCIA DR	FULLERTON, CA 92833-3305
071-043-15	12500.31836	0.286969809	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	4375	Commercial (General)	1850 W ORANGETHORPE AVE	FULLERTON, CA 92833-4486
031-233-28	4126.208804	0.094725376	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	955	Retail Stores (Personal Services, Photography, Travel)	801 W COMMONWEALTH AVE	FULLERTON, CA 92832-1614

031-233-36	11760.55278	0.26998701	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2178	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	709 W COMMONWEALTH AVE	FULLERTON, CA 92832-1612
031-233-37	4497.591907	0.103251217	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1432	Single Family Residential	107 N WOODS AVE	FULLERTON, CA 92832-1636
072-161-21	12149.75831	0.278922001	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	4252	Motel	1415 S EUCLID ST	FULLERTON, CA 92832-3134
031-233-43	16085.52669	0.369275436	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	300	Vehicle Rentals, Vehicle Sales (auto/truck/RV/boat/etc.)	729 W COMMONWEALTH AVE	FULLERTON, CA 92832-1612
031-233-40	6998.619981	0.160667319	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	4600	Retail Stores (Personal Services, Photography, Travel)	721 W COMMONWEALTH AVE	FULLERTON, CA 92832-1612
031-233-39	6998.56178	0.160665983	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1200	Retail Stores (Personal Services, Photography, Travel)	717 W COMMONWEALTH AVE	FULLERTON, CA 92832-1612
031-233-35	7000.327676	0.160706522	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	720	Commercial (General)	713 W COMMONWEALTH AVE	FULLERTON, CA 92832-1612
031-233-38	4751.604976	0.109082595	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2750	Retail Stores (Personal Services, Photography, Travel)	701 W COMMONWEALTH AVE	FULLERTON, CA 92832-1612
031-231-38	24688.29893	0.566769279	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	7348	Commercial (General)	222 N EUCLID ST	FULLERTON, CA 92832-1621
031-231-34	5999.979695	0.137741534	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1001	Single Family Residential	206 N EUCLID ST	FULLERTON, CA 92832-1621
031-231-27	5999.633093	0.137733577	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	960	Commercial (General)	126 N EUCLID ST	FULLERTON, CA 92832-1619
031-231-37	8624.452052	0.197991546	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1335	Commercial (General)	124 N EUCLID ST	FULLERTON, CA 92832-1619
031-231-32	9636.634244	0.221228212	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1092	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	120 N EUCLID ST	FULLERTON, CA 92832-1619
031-121-40	10179.8201	0.23369813	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	2448	Retail Stores (Personal Services, Photography, Travel)	217 N EUCLID ST	FULLERTON, CA 92832-1664
031-124-19	11712.58583	0.268885833	G-C General Commercial	Religious Use	Focus Area B - Commonwealth Corridor	4099	Commercial (General)	1201 W COMMONWEALTH AVE	FULLERTON, CA 92833-2721
031-121-31	5246.846874	0.120451864	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1194	Retail Stores (Personal Services, Photography, Travel)	201 N EUCLID ST	FULLERTON, CA 92832-1620
031-121-35	5251.813587	0.120565885	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	3179	Retail/Residential (mixed use)	129 N EUCLID ST	FULLERTON, CA 92832-1663
031-121-36	11755.02554	0.269860121	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1441	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	125 N EUCLID ST	FULLERTON, CA 92832-1618
031-121-42	10374.23869	0.238161398	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	3631	Commercial (General)	207 N EUCLID ST	FULLERTON, CA 92832-1620
031-121-39	5494.98698	0.126148416	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	884	Single Family Residential	115 N EUCLID ST	FULLERTON, CA 92832-1618
031-121-33	5414.433931	0.12429916	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1524	Retail Stores (Personal Services, Photography, Travel)	111 N EUCLID ST	FULLERTON, CA 92832-1600
031-121-12	5014.125097	0.11510927	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3160	Motel	102 N ORANGE AVE	FULLERTON, CA 92833-2734
031-121-41	24352.61184	0.55906291	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1207	Car wash	1001 W COMMONWEALTH AVE	FULLERTON, CA 92833-2717
031-124-34	83214.81639	1.91036254	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	15238	Industrial (General)	1415 W COMMONWEALTH AVE	FULLERTON, CA 92833-2725
293-236-10	9505.662951	0.218221504	G-C General Commercial	Religious Use		3327	Commercial (General)	2949 BREA BLVD	FULLERTON, CA 92835-2073
031-124-18	12283.98858	0.282003526	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	6451	Auto repair (& related), Garage	1123 W COMMONWEALTH AVE	FULLERTON, CA 92833-2719
033-101-20	8831.6925	0.202749165	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	0	Commercial-Vacant Land	436 E COMMONWEALTH AVE	FULLERTON, CA 92832-2019
071-043-19	8580.1482	0.196974462	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	0	Parking Lot	1401 S BROOKHURST RD	FULLERTON, CA 92833-4471
031-233-23	5694.322785	0.130724568	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3012	Auto repair (& related), Garage	825 W COMMONWEALTH AVE	FULLERTON, CA 92832-1614
028-651-28	8565.9532	0.196648588	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	0	Commercial-Vacant Land	112 LAGUNA RD	FULLERTON, CA 92835-3614
031-231-25	16125.14988	0.370185066	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1872	Auto repair (& related), Garage	901 W COMMONWEALTH AVE	FULLERTON, CA 92832-1616
030-274-15	7219.498928	0.165738037	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1292	Single Family Residential	1618 GREGORY AVE	FULLERTON, CA 92833-2620
030-274-22	14439.04821	0.33147723	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	4596	Retail Stores (Personal Services, Photography, Travel)	1615 W COMMONWEALTH AVE	FULLERTON, CA 92833-2652
030-274-18	7219.792787	0.165744783	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	867	Retail Stores (Personal Services, Photography, Travel)	1605 W COMMONWEALTH AVE	FULLERTON, CA 92833-2652
030-274-19	6021.112062	0.13822667	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	5686	Retail Stores (Personal Services, Photography, Travel)	1601 W COMMONWEALTH AVE	FULLERTON, CA 92833-2652
030-051-21	7151.705302	0.164181699	G-C General Commercial	Industrial	Focus Area A - Airport Industrial	848	Single Family Residential	3400 GREGORY AVE	FULLERTON, CA 92833-2526
030-051-25	6229.349403	0.143007174	G-C General Commercial	Industrial	Focus Area A - Airport Industrial	914	Single Family Residential	3420 GREGORY AVE	FULLERTON, CA 92833-2526
030-051-24	7164.257195	0.164469852	G-C General Commercial	Industrial	Focus Area A - Airport Industrial	810	Single Family Residential	3414 GREGORY AVE	FULLERTON, CA 92833-2526
030-051-23	7159.72792	0.164365874	G-C General Commercial	Industrial	Focus Area A - Airport Industrial	851	Single Family Residential	3410 GREGORY AVE	FULLERTON, CA 92833-2526
030-051-22	7155.197598	0.164261871	G-C General Commercial	Industrial	Focus Area A - Airport Industrial	810	Single Family Residential	3404 GREGORY AVE	FULLERTON, CA 92833-2526
033-151-17	8045.148371	0.184692471	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2816	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	806 E COMMONWEALTH AVE	FULLERTON, CA 92831-4564
030-052-16	9085.524065	0.208576376	G-C General Commercial	Industrial	Focus Area A - Airport Industrial	1289	Single Family Residential	3515 W COMMONWEALTH AVE	FULLERTON, CA 92833-2821
030-052-18	9094.763521	0.208788486	G-C General Commercial	Industrial	Focus Area A - Airport Industrial	4320	Apartments (generic)	3509 W COMMONWEALTH AVE	FULLERTON, CA 92833-2855
030-052-17	9096.391832	0.208825867	G-C General Commercial	Industrial	Focus Area A - Airport Industrial	2378	Multi-Family Dwellings (Generic, any combination 2+)	3505 W COMMONWEALTH AVE	FULLERTON, CA 92833-2821
028-651-16	19300.33364	0.443077759	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	1920	Gas Station	235 W VALENCIA MESA DR	FULLERTON, CA 92835-3766
031-233-26	8023.07037	0.184185626	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2808	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	811 W COMMONWEALTH AVE	FULLERTON, CA 92832-1614
072-242-19	7970.470279	0.182978086	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	2790	Community: Shopping Plaza, Shopping Center, Mini-Mall	1725 W ORANGETHORPE AVE	FULLERTON, CA 92833-4537
293-236-11	27681.25523	0.635478576	G-C General Commercial	Commercial		7000	Retail Stores (Personal Services, Photography, Travel)	2949 BREA BLVD	FULLERTON, CA 92835-2073
032-253-12	7032.733652	0.161450466	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	0	Commercial-Vacant Land		FULLERTON, CA 92832
339-201-03	7006.19355	0.160841185	G-C General Commercial	Commercial	Focus Area J - Education	2452	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1956 N PLACENTIA AVE	FULLERTON, CA 92831-1522
033-082-21	7001.751281	0.160739204	G-C General Commercial	Commercial	Focus Area E - Downtown	2451	Commercial (General)	325 E COMMONWEALTH AVE	FULLERTON, CA 92832-2016
032-231-17	6999.997702	0.160698947	G-C General Commercial	Commercial	Focus Area E - Downtown	0	Parking Lot	225 W AMERIGE AVE	FULLERTON, CA 92832-1806
033-171-26	6869.370122	0.15770013	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2404	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	815 E COMMONWEALTH AVE	FULLERTON, CA 92831-4517
071-313-47	6799.983564	0.156107223	G-C General Commercial	Commercial		2380	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1115 S GILBERT ST	FULLERTON, CA 92833-3620
284-382-15	88479.47011	2.031223195	G-C General Commercial	Religious Use		21790	Commercial (General)	2906 BREA BLVD	FULLERTON, CA 92835-2015
284-382-14	93090.02967	2.137067811	G-C General Commercial	Religious Use		24000	Commercial (General)	2904 BREA BLVD	FULLERTON, CA 92835-2015
337-082-16	47792.31452	1.097168164	G-C General Commercial	Commercial		10495	Commercial (General)	3223 ASSOCIATED RD	FULLERTON, CA 92835-2301
337-082-17	63298.70024	1.453148261	G-C General Commercial	Commercial		8688	Retail Stores (Personal Services, Photography, Travel)	3233 ASSOCIATED RD	FULLERTON, CA 92835-2301
337-082-13	90354.85297	2.07427636	G-C General Commercial	Commercial		3480	Restaurant	2810 IMPERIAL HWY	FULLERTON, CA 92835-1351
337-291-04	30753.39693	0.706005733	G-C General Commercial	Commercial	Focus Area J - Education	1856	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1941 N PLACENTIA AVE	FULLERTON, CA 92831-1521
337-291-05	22972.33852	0.527375975	G-C General Commercial	Commercial	Focus Area J - Education	5280	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1933 N PLACENTIA AVE	FULLERTON, CA 92831-1521
339-161-02	474031.7029	10.8823458	G-C General Commercial	Commercial	Focus Area J - Education	110000	Community: Shopping Plaza, Shopping Center, Mini-Mall	1930 N PLACENTIA AVE	FULLERTON, CA 92831-1522
339-201-02	21435.78419	0.492101298	G-C General Commercial	Commercial	Focus Area J - Education	3636	Commercial (General)	3021 YORBA LINDA BLVD	FULLERTON, CA 92831-2305
073-263-04	6661.46133	0.152927168	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	0	Commercial-Vacant Land	924 W SOUTHGATE AVE	FULLERTON, CA 92832-2834
339-161-01	24626.17909	0.565343193	G-C General Commercial	Commercial	Focus Area J - Education	6278	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1974 N PLACENTIA AVE	FULLERTON, CA 92831-1522
339-161-09	42223.78206	0.969331365	G-C General Commercial	Commercial	Focus Area J - Education	19200	Retail Stores (Personal Services, Photography, Travel)	3105 YORBA LINDA BLVD	FULLERTON, CA 92831-2307
339-161-08	26093.51839	0.599028902	G-C General Commercial	Commercial	Focus Area J - Education	8352	Community: Shopping Plaza, Shopping Center, Mini-Mall	3115 YORBA LINDA BLVD	FULLERTON, CA 92831-2307
339-161-04	63396.07434	1.455383679	G-C General Commercial	Commercial	Focus Area J - Education	19845	Community: Shopping Plaza, Shopping Center, Mini-Mall	3161 YORBA LINDA BLVD	FULLERTON, CA 92831-2307
339-191-02	317864.0832	7.297205759	G-C General Commercial	Commercial	Focus Area J - Education	62096	Community: Shopping Plaza, Shopping Center, Mini-Mall	3302 YORBA LINDA BLVD	FULLERTON, CA 92831-1709
339-191-03	22329.19458	0.51261132	G-C General Commercial	Commercial	Focus Area J - Education	1688	Gas Station	3370 YORBA LINDA BLVD	FULLERTON, CA 92831-1709
339-202-02	24413.04992	0.560450387	G-C General Commercial	Commercial	Focus Area J - Education	1608	Gas Station	3000 YORBA LINDA BLVD	FULLERTON, CA 92831-2306
073-263-05	6661.227805	0.152921807	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	0	Commercial-Vacant Land	932 W SOUTHGATE AVE	FULLERTON, CA 92832-2834
030-035-17	5557.265618	0.127578147	G-C General Commercial	Religious Use		1945	Commercial (General)	235 MAGNOLIA AVE	FULLERTON, CA 92833-2809
339-221-01	21908.8393	0.502961224	G-C General Commercial	Commercial	Focus Area J - Education	9490	Community: Shopping Plaza, Shopping Center, Mini-Mall	1700 N PLACENTIA AVE	FULLERTON, CA 92831-2216
338-121-13	9991.685657	0.229379128	G-C General Commercial	Commercial	Focus Area J - Education	2018	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1805 N PLACENTIA AVE	FULLERTON, CA 92831-2217
338-121-15	31890.08397	0.732100658	G-C General Commercial	Commercial	Focus Area J - Education	6044	Restaurant	1725 N PLACENTIA AVE	FULLERTON, CA 92831-2215
032-273-03	5499.846512	0.126259976	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	1925	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	611 S HARBOR BLVD	FULLERTON, CA 92832-2412
338-121-14	12664.23165	0.290732766	G-C General Commercial	Commercial	Focus Area J - Education	2400	Retail Stores (Personal Services, Photography, Travel)	1621 N PLACENTIA AVE	FULLERTON, CA 92831-2213
072-242-14	5198.474373	0.119341376	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1819	Commercial (General)	1010 S BROOKHURST RD	FULLERTON, CA 92833-3709
338-011-23	16401.94033	0.376539344	G-C General Commercial	Commercial	Focus Area J - Education	1890	Restaurant	2931 NUTWOOD AVE	FULLERTON, CA 92831-3203

338-011-24	9955.908975	0.228557802	G-C General Commercial	Commercial	Focus Area J - Education	2600	Retail Stores (Personal Services, Photography, Travel)	911 N PLACENTIA AVE	FULLERTON, CA 92831-3267
338-011-16	20161.5364	0.462848391	G-C General Commercial	Commercial	Focus Area J - Education	1680	Gas Station	901 N PLACENTIA AVE	FULLERTON, CA 92831-3267
338-031-41	40248.16252	0.923977067	G-C General Commercial	Commercial	Focus Area J - Education	4899	Restaurant	2920 NUTWOOD AVE	FULLERTON, CA 92831-3204
338-031-36	37684.2954	0.865118369	G-C General Commercial	Commercial	Focus Area J - Education	2072	Gas Station	2950 NUTWOOD AVE	FULLERTON, CA 92831-3204
338-031-42	30134.91553	0.691807256	G-C General Commercial	Commercial	Focus Area J - Education	1906	Retail Stores (Personal Services, Photography, Travel)	821 N PLACENTIA AVE	FULLERTON, CA 92831-3209
071-313-17	5031.414776	0.115506189	G-C General Commercial	Commercial		1761	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse		FULLERTON, CA 92833
338-031-46	20859.49962	0.478871533	G-C General Commercial	Commercial	Focus Area J - Education	6760	Restaurant	751 N PLACENTIA AVE	FULLERTON, CA 92831-3290
338-031-38	39023.82272	0.895869898	G-C General Commercial	Commercial	Focus Area J - Education	4356	Restaurant	601 N PLACENTIA AVE	FULLERTON, CA 92831-3207
031-172-22	4724.913734	0.108469845	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	1654	Commercial (General)	614 S EUCLID ST	FULLERTON, CA 92832-2610
339-202-01	4368.884078	0.100296472	G-C General Commercial	Commercial	Focus Area J - Education	0	Residential-Vacant Land		FULLERTON, CA 92831
338-041-07	17456.05945	0.400738757	G-C General Commercial	Commercial	Focus Area J - Education	8135	Commercial (General)	303 N PLACENTIA AVE	FULLERTON, CA 92831-4432
338-041-08	11242.46224	0.258093206	G-C General Commercial	Commercial	Focus Area J - Education	2080	Retail Stores (Personal Services, Photography, Travel)	333 N PLACENTIA AVE	FULLERTON, CA 92831-4432
338-022-04	4149.445293	0.095258816	G-C General Commercial	Commercial	Focus Area J - Education	0	Residential-Vacant Land	2925 NUTWOOD AVE	FULLERTON, CA 92831-3203
296-201-11	3996.74738	0.09175333	G-C General Commercial	Commercial	Focus Area H - North Industrial	1399	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	4110 N HARBOR BLVD	FULLERTON, CA 92835-1015
338-101-08	10859.86935	0.249310021	G-C General Commercial	Commercial	Focus Area J - Education	3364	Community: Shopping Plaza, Shopping Center, Mini-Mall	2481 E CHAPMAN AVE	FULLERTON, CA 92831-3603
283-212-33	89653.5015	2.058175434	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	10221	Restaurant	501 N STATE COLLEGE BLVD	FULLERTON, CA 92831-3500
283-175-04	12466.88903	0.286202372	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	2139	Retail Stores (Personal Services, Photography, Travel)	1301 E CHAPMAN AVE	FULLERTON, CA 92831-3909
283-175-05	34118.83761	0.783266155	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	11099	Community: Shopping Plaza, Shopping Center, Mini-Mall	1341 E CHAPMAN AVE	FULLERTON, CA 92831-3909
283-173-06	15568.45546	0.357405032	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	1134	Commercial (General)	1201 E CHAPMAN AVE	FULLERTON, CA 92831-3908
283-173-05	5054.456832	0.116035165	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	1324	Commercial (General)	1213 E CHAPMAN AVE	FULLERTON, CA 92831-3908
283-173-04	8221.869552	0.188749459	G-C General Commercial	Commercial	Focus Area I - Chapman Corridor	1473	Commercial (General)	1217 E CHAPMAN AVE	FULLERTON, CA 92831-3908
031-233-27	3892.122693	0.089351461	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1362	Commercial (General)	109 N JEFFERSON AVE	FULLERTON, CA 92832
032-153-14	6999.903545	0.160696786	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1402	Single Family Residential	415 W COMMONWEALTH AVE	FULLERTON, CA 92832-1712
032-153-15	6999.903187	0.160696777	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1096	Single Family Residential	409 W COMMONWEALTH AVE	FULLERTON, CA 92832-1712
032-153-16	6999.903175	0.160696777	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	2431	Retail/Residential (mixed use)	405 W COMMONWEALTH AVE	FULLERTON, CA 92832-1712
032-153-17	6999.903187	0.160696777	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	6637	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	403 W COMMONWEALTH AVE	FULLERTON, CA 92832-1712
032-153-11	7000.091032	0.16070109	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	1767	Commercial (General)	431 W COMMONWEALTH AVE	FULLERTON, CA 92832-1712
032-153-12	10500.06639	0.241050024	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	5017	Retail/Residential (mixed use)	425 W COMMONWEALTH AVE	FULLERTON, CA 92832-1781
032-153-10	6998.346499	0.160661041	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	3112	Commercial (General)	435 W COMMONWEALTH AVE	FULLERTON, CA 92832-1712
032-271-01	3538.702341	0.08123799	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	3125	Retail Stores (Personal Services, Photography, Travel)	415 S HARBOR BLVD	FULLERTON, CA 92832-2461
032-253-11	6106.271003	0.140181663	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	2471	Retail/Residential (mixed use)	411 S HARBOR BLVD	FULLERTON, CA 92832
032-272-06	3626.982525	0.083264638	G-C General Commercial	Commercial	Focus Area D - Harbor Gateway	0	Commercial-Vacant Land	115 W ASH AVE	FULLERTON, CA 92832-2301
292-072-01	126364.9027	2.900959072	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	32750	Community: Shopping Plaza, Shopping Center, Mini-Mall	2251 N HARBOR BLVD	FULLERTON, CA 92835-2601
284-041-32	17580.03476	0.403584858	G-C General Commercial	Commercial		2400	Retail Stores (Personal Services, Photography, Travel)	2850 BREA BLVD	FULLERTON, CA 92835-2756
284-041-31	21067.74088	0.483652127	G-C General Commercial	Commercial		5760	Retail Stores (Personal Services, Photography, Travel)	2830 BREA BLVD	FULLERTON, CA 92835-2756
284-382-13	3460.677116	0.079446765	G-C General Commercial	Religious Use		1211	Commercial (General)	2900 BREA BLVD	FULLERTON, CA 92835-2000
281-011-21	9680.437984	0.222233815	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	1011	Commercial (General)	1441 N HARBOR BLVD	FULLERTON, CA 92835-4105
281-011-16	8685.19313	0.199385979	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	1934	Commercial (General)	1435 N HARBOR BLVD	FULLERTON, CA 92835-4105
281-011-23	26572.38898	0.610022334	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	10026	Commercial (General)	1501 N HARBOR BLVD	FULLERTON, CA 92835-3811
281-011-18	21488.04651	0.493301084	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	3649	Commercial (General)	1431 N HARBOR BLVD	FULLERTON, CA 92835-4105
281-011-20	13821.94068	0.317310292	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	600	Commercial (General)	1419 N HARBOR BLVD	FULLERTON, CA 92835-4105
281-034-10	100056.2421	2.29699115	G-C General Commercial	Commercial	Focus Area G - North Harbor Corridor	29256	Commercial (General)	1321 N HARBOR BLVD	FULLERTON, CA 92835-4124
072-352-61	2510.929641	0.057643412	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	879	Commercial (General)	905 S EUCLID ST	FULLERTON, CA 92832-2808
072-242-16	14864.65786	0.341247951	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	18425	Community: Shopping Plaza, Shopping Center, Mini-Mall	1725 W ORANGETHORPE AVE	FULLERTON, CA 92833-4537
030-051-26	1868.58843	0.042897185	G-C General Commercial	Industrial	Focus Area A - Airport Industrial	0	Commercial-Vacant Land	3419 W COMMONWEALTH AVE	FULLERTON, CA 92833-2921
031-121-38	1790.052448	0.041094234	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	0	Commercial-Vacant Land	958 RODEO RD	FULLERTON, CA 92835-4057
293-236-09	312.5683655	0.007175632	G-C General Commercial	Religious Use		0	Commercial-Vacant Land		FULLERTON, CA 92835
031-221-21	80121.56392	1.839350743	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	20975	Community: Shopping Plaza, Shopping Center, Mini-Mall	312 N EUCLID ST	FULLERTON, CA 92832-1623
033-173-44	243.5229536	0.005590556	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	0	Commercial-Vacant Land		FULLERTON, CA 92831
073-310-18	119.9471549	0.002753627	G-C General Commercial	Commercial	Focus Area C - Orangethorpe Corridor Nodes	0	Commercial-Vacant Land	1310 S EUCLID ST	FULLERTON, CA 92832-3133
033-173-53	70.06482355	0.001608478	G-C General Commercial	Commercial	Focus Area B - Commonwealth Corridor	0	Commercial-Vacant Land	834 GRANDVIEW AVE	FULLERTON, CA 92832-1114
296-201-04	16606.40347	0.381233204	G-C General Commercial	Commercial	Focus Area H - North Industrial	1540	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	4002 N HARBOR BLVD	FULLERTON, CA 92835-1037
030-070-15	332553.4542	7.634429649	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	166277	Industrial (General)	2330 ARTESIA AVE	FULLERTON, CA 92833-2566
269-151-09	303183.8309	6.960191205	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	151592	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	2340 E WALNUT AVE	FULLERTON, CA 92831-4937
033-101-41	151848.747	3.485991684	M-G Manufacturing, General	Industrial	Focus Area B - Commonwealth Corridor	75924	Industrial (General)	201 S BALCOM AVE	FULLERTON, CA 92832-2059
031-141-32	25831.88044	0.593022479	M-G Manufacturing, General	Commercial	Focus Area C - Orangethorpe Corridor Nodes	16037	Warehouse (Industrial)	1030 WILLIAMSON AVE	FULLERTON, CA 92833-2746
031-141-33	23675.97283	0.543529308	M-G Manufacturing, General	Commercial	Focus Area C - Orangethorpe Corridor Nodes	4800	Auto repair (& related), Garage	1010 WILLIAMSON AVE	FULLERTON, CA 92833-2746
032-171-34	90245.28381	2.07176098	M-G Manufacturing, General	Industrial		43350	Warehouse (Industrial)	398 W WALNUT AVE	FULLERTON, CA 92832-2351
033-192-19	142355.0985	3.268045997	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	71178	Industrial (General)	1110 E TRUSLOW AVE	FULLERTON, CA 92831-4626
032-171-33	71271.18643	1.636172627	M-G Manufacturing, General	Industrial		38200	Light Industrial (10% improved office space; Machine Shop)	311 S HIGHLAND AVE	FULLERTON, CA 92832-2305
032-171-26	4558.28046	0.104644445	M-G Manufacturing, General	Industrial		780	Single Family Residential	381 W TRUSLOW AVE	FULLERTON, CA 92832-2262
033-101-38	125547.0492	2.882183608	M-G Manufacturing, General	Commercial	Focus Area B - Commonwealth Corridor	43941	Industrial (General)	400 E COMMONWEALTH AVE # A	FULLERTON, CA 92832-2072
032-171-05	4538.143447	0.104182159	M-G Manufacturing, General	Industrial		3293	Light Industrial (10% improved office space; Machine Shop)	375 W TRUSLOW AVE	FULLERTON, CA 92832-2262
032-171-06	4538.23787	0.104184327	M-G Manufacturing, General	Industrial		528	Single Family Residential	369 W TRUSLOW AVE	FULLERTON, CA 92832-2262
032-171-07	4538.183968	0.104183089	M-G Manufacturing, General	Industrial		759	Single Family Residential	365 W TRUSLOW AVE	FULLERTON, CA 92832-2262
032-171-08	4538.32886	0.104186416	M-G Manufacturing, General	Industrial		604	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	361 W TRUSLOW AVE	FULLERTON, CA 92832-2262
032-171-09	4538.474379	0.104189756	M-G Manufacturing, General	Industrial		770	Single Family Residential	357 W TRUSLOW AVE	FULLERTON, CA 92832-2262
030-070-16	77561.77552	1.780585681	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	38781	Industrial (General)	131 N GILBERT ST	FULLERTON, CA 92833-2504
030-160-30	64275.29281	1.475567897	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	32138	Industrial (General)	130 N GILBERT ST	FULLERTON, CA 92833-2505
031-242-11	60076.83124	1.379183815	M-G Manufacturing, General	Industrial		0	Parking Lot	700 WILLIAMSON AVE	FULLERTON, CA 92832-2132
032-171-13	9066.058986	0.208129516	M-G Manufacturing, General	Industrial		2400	Light Industrial (10% improved office space; Machine Shop)	341 W TRUSLOW AVE	FULLERTON, CA 92832-2262
032-251-43	52007.64813	1.193939578	M-G Manufacturing, General	Industrial	Focus Area D - Harbor Gateway	26004	Industrial (General)	210 W WALNUT AVE	FULLERTON, CA 92832-2347
032-171-15	4538.697282	0.104194874	M-G Manufacturing, General	Industrial		988	Single Family Residential	329 W TRUSLOW AVE	FULLERTON, CA 92832-2262
338-061-27	44168.10545	1.013967197	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	0	Exempt (full or partial)		FULLERTON, CA 92831
032-171-17	4538.687276	0.104194644	M-G Manufacturing, General	Industrial		3124	Light Industrial (10% improved office space; Machine Shop)	321 W TRUSLOW AVE	FULLERTON, CA 92832-2262
032-171-18	4538.733586	0.104195707	M-G Manufacturing, General	Industrial		828	Single Family Residential	317 W TRUSLOW AVE	FULLERTON, CA 92832-2262
032-171-19	4538.850382	0.104198388	M-G Manufacturing, General	Industrial		520	Single Family Residential	315 W TRUSLOW AVE	FULLERTON, CA 92832-2262
032-160-17	36555.71266	0.839209496	M-G Manufacturing, General	Commercial		12794	Commercial (General)	204 S RICHMAN AVE	FULLERTON, CA 92832-2128
032-171-36	9787.938995	0.224701716	M-G Manufacturing, General	Industrial		3459	Auto repair (& related), Garage	321 S HIGHLAND AVE	FULLERTON, CA 92832-2305
338-061-29	35751.12027	0.820738468	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	0	Exempt (full or partial)		FULLERTON, CA 92831

032-081-32	39019.26238	0.895765206	M-G Manufacturing, General	Commercial	Focus Area B - Commonwealth Corridor	10920	Auto repair (& related), Garage	633 WILLIAMSON AVE	FULLERTON, CA 92832-2155
031-241-19	10926.06285	0.250829625	M-G Manufacturing, General	Commercial	Focus Area B - Commonwealth Corridor	3837	Light Industrial (10% improved office space; Machine Shop)	825 WILLIAMSON AVE	FULLERTON, CA 92832-2133
031-241-18	10926.23939	0.250833678	M-G Manufacturing, General	Commercial	Focus Area B - Commonwealth Corridor	1800	Auto repair (& related), Garage	819 WILLIAMSON AVE	FULLERTON, CA 92832-2133
031-241-23	23950.94802	0.549841914	M-G Manufacturing, General	Commercial	Focus Area B - Commonwealth Corridor	12630	Industrial (General)	811 WILLIAMSON AVE	FULLERTON, CA 92832-2133
031-241-20	9539.051522	0.218988006	M-G Manufacturing, General	Commercial	Focus Area B - Commonwealth Corridor	4250	Auto repair (& related), Garage	801 WILLIAMSON AVE	FULLERTON, CA 92832-2133
032-091-11	41567.87056	0.954273604	M-G Manufacturing, General	Industrial		5015	Warehouse (Industrial)	525 W VALENCIA DR	FULLERTON, CA 92832-2117
032-091-04	79027.14665	1.814226206	M-G Manufacturing, General	Industrial		3200	Light Industrial (10% improved office space; Machine Shop)	601 W VALENCIA DR	FULLERTON, CA 92832-2104
032-171-32	29897.75781	0.686362826	M-G Manufacturing, General	Industrial		14949	Industrial (General)	300 W WALNUT AVE	FULLERTON, CA 92832-2351
032-091-06	28751.86706	0.660056612	M-G Manufacturing, General	Industrial		13360	Light Industrial (10% improved office space; Machine Shop)	315 S RICHMAN AVE	FULLERTON, CA 92832-2112
032-091-12	68325.39285	1.568546044	M-G Manufacturing, General	Industrial		16605	Industrial (General)	515 W VALENCIA DR	FULLERTON, CA 92832-2102
032-091-07	13563.87459	0.311385869	M-G Manufacturing, General	Industrial		7607	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	545 W VALENCIA DR	FULLERTON, CA 92832-2117
032-091-09	36245.70029	0.832092542	M-G Manufacturing, General	Industrial		17400	Light Industrial (10% improved office space; Machine Shop)	537 W VALENCIA DR	FULLERTON, CA 92832-2149
032-091-10	36384.07493	0.835269208	M-G Manufacturing, General	Industrial		3000	Auto repair (& related), Garage	539 W VALENCIA DR	FULLERTON, CA 92832-2187
032-091-08	18815.08461	0.431937897	M-G Manufacturing, General	Industrial		3000	Commercial (General)	543 W VALENCIA DR	FULLERTON, CA 92832-2117
032-091-03	107911.9416	2.477334443	M-G Manufacturing, General	Industrial		7225	Industrial Park	617 W VALENCIA DR	FULLERTON, CA 92832-2104
031-242-12	24842.315	0.570305026	M-G Manufacturing, General	Industrial	Focus Area C - Orangethorpe Corridor Nodes	15960	Warehouse (Industrial)	830 WILLIAMSON AVE	FULLERTON, CA 92832-2134
031-242-15	32094.38072	0.736790698	M-G Manufacturing, General	Industrial		1792	Commercial (General)	820 WILLIAMSON AVE	FULLERTON, CA 92832-2134
031-242-14	12163.91227	0.279246934	M-G Manufacturing, General	Industrial		5200	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	812 WILLIAMSON AVE	FULLERTON, CA 92832-2134
031-242-04	12146.35404	0.27884385	M-G Manufacturing, General	Industrial		3080	Auto repair (& related), Garage	806 WILLIAMSON AVE	FULLERTON, CA 92832-2134
031-242-05	12129.1353	0.278448559	M-G Manufacturing, General	Industrial		2840	Auto repair (& related), Garage	800 WILLIAMSON AVE	FULLERTON, CA 92832-2134
031-242-06	13625.15733	0.312792737	M-G Manufacturing, General	Industrial		5360	Light Industrial (10% improved office space; Machine Shop)	748 WILLIAMSON AVE	FULLERTON, CA 92832-2132
031-242-07	13604.33194	0.312314648	M-G Manufacturing, General	Industrial		1725	Retail Stores (Personal Services, Photography, Travel)	740 WILLIAMSON AVE	FULLERTON, CA 92832-2132
031-242-16	27145.6891	0.623183585	M-G Manufacturing, General	Industrial		13573	Industrial (General)	728 WILLIAMSON AVE	FULLERTON, CA 92832-2132
031-242-10	13627.75002	0.312852257	M-G Manufacturing, General	Industrial		2992	Industrial (General)	722 WILLIAMSON AVE	FULLERTON, CA 92832-2132
032-251-39	24809.74845	0.569557395	M-G Manufacturing, General	Industrial	Focus Area D - Harbor Gateway	12405	Industrial (General)	114 W WALNUT AVE	FULLERTON, CA 92832-2345
032-084-01	62997.4994	1.446233594	M-G Manufacturing, General	Industrial		4312	Light Industrial (10% improved office space; Machine Shop)	636 WILLIAMSON AVE	FULLERTON, CA 92832-2131
032-241-10	6750.22413	0.154964895	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	1674	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	130 S HIGHLAND AVE	FULLERTON, CA 92832-1803
030-210-22	23193.33915	0.532449487	M-G Manufacturing, General	Industrial		0	Commercial-Vacant Land	167 S BROOKHURST RD	FULLERTON, CA 92833-3001
032-241-14	5250.106532	0.120526696	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	931	Multi-Family Dwellings (Generic, any combination 2+)	237 W SANTA FE AVE	FULLERTON, CA 92832-1829
032-241-17	16333.88858	0.37497708	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	16124	Commercial (General)	225 W SANTA FE AVE	FULLERTON, CA 92832-1829
032-241-18	7000.023232	0.160699533	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	1184	Single Family Residential	219 W SANTA FE AVE	FULLERTON, CA 92832-1829
032-091-05	16877.51302	0.387457066	M-G Manufacturing, General	Industrial		8439	Industrial (General)	315 S RICHMAN AVE	FULLERTON, CA 92832-2112
032-241-28	14000.09561	0.321400195	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	7000	Industrial (General)	115 S MALDEN AVE	FULLERTON, CA 92832
032-251-38	13998.20244	0.321356733	M-G Manufacturing, General	Industrial	Focus Area D - Harbor Gateway	0	Commercial-Vacant Land	301 S HARBOR BLVD	FULLERTON, CA 92832
030-210-14	12600.02472	0.289258767	M-G Manufacturing, General	Industrial		0	Industrial-Vacant Land		FULLERTON, CA 92833
033-184-01	11398.09114	0.261665978	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	5699	Multi-Tenant Industrial Bldg.	1000 E WALNUT AVE	FULLERTON, CA 92831-4650
032-242-40	10434.44241	0.239543494	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	2350	Auto repair (& related), Garage	147 W SANTA FE AVE	FULLERTON, CA 92832-1831
032-242-41	10500.07056	0.24105012	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	5250	Commercial (General)	139 W SANTA FE AVE	FULLERTON, CA 92832-1831
032-251-03	25614.77231	0.588038328	M-G Manufacturing, General	Industrial	Focus Area D - Harbor Gateway	18000	Industrial (General)	144 W WALNUT AVE	FULLERTON, CA 92832-2381
032-251-04	16349.82643	0.375342965	M-G Manufacturing, General	Industrial	Focus Area D - Harbor Gateway	2656	Warehouse (Industrial)	136 W WALNUT AVE	FULLERTON, CA 92832-2345
032-251-07	14008.96058	0.321603708	M-G Manufacturing, General	Industrial	Focus Area D - Harbor Gateway	2240	Auto repair (& related), Garage	320 S HIGHLAND AVE	FULLERTON, CA 92832-2306
033-105-09	10406.87596	0.238910651	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	5203	Industrial (General)	556 E WALNUT AVE	FULLERTON, CA 92832-2540
032-251-16	15364.7431	0.352728407	M-G Manufacturing, General	Industrial	Focus Area D - Harbor Gateway	5250	Auto repair (& related), Garage	225 W TRUSLOW AVE	FULLERTON, CA 92832-2390
030-210-23	7874.975976	0.180785823	M-G Manufacturing, General	Industrial		0	Industrial-Vacant Land		FULLERTON, CA 92833
033-104-11	7617.090447	0.174865545	M-G Manufacturing, General	Industrial		4080	Auto repair (& related), Garage	501 E WALNUT AVE	FULLERTON, CA 92832-2539
033-104-12	7708.012509	0.176952843	M-G Manufacturing, General	Industrial		4047	Auto repair (& related), Garage	505 E WALNUT AVE	FULLERTON, CA 92832-2539
033-104-13	8680.063038	0.199268207	M-G Manufacturing, General	Industrial		2952	Auto repair (& related), Garage	511 E WALNUT AVE	FULLERTON, CA 92832-2539
033-104-14	10519.11892	0.241487413	M-G Manufacturing, General	Industrial		500	Warehouse (Industrial)	515 E WALNUT AVE	FULLERTON, CA 92832-2539
033-104-16	7616.391068	0.17484949	M-G Manufacturing, General	Industrial		0	Industrial-Vacant Land	211 S BERKELEY CIR	FULLERTON, CA 92831-4512
033-104-17	7426.343274	0.170486563	M-G Manufacturing, General	Industrial		972	Industrial (General)	205 S BERKELEY CIR	FULLERTON, CA 92831-4512
033-104-18	10506.58461	0.241199663	M-G Manufacturing, General	Industrial		4096	Light Industrial (10% improved office space; Machine Shop)	200 S BERKELEY CIR	FULLERTON, CA 92831-4512
033-104-15	7192.465464	0.16511743	M-G Manufacturing, General	Industrial		2400	Warehouse (Industrial)	521 E WALNUT AVE	FULLERTON, CA 92832-2539
033-104-21	11976.304	0.274940011	M-G Manufacturing, General	Industrial		6765	Light Industrial (10% improved office space; Machine Shop)	218 S BERKELEY CIR	FULLERTON, CA 92831-4512
033-104-24	15043.26039	0.345348129	M-G Manufacturing, General	Industrial		7168	Light Industrial (10% improved office space; Machine Shop)	212 S BERKELEY CIR	FULLERTON, CA 92831-4512
033-105-01	8752.012648	0.200919954	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	4012	Light Industrial (10% improved office space; Machine Shop)	500 E WALNUT AVE	FULLERTON, CA 92832-2540
033-105-02	10841.50775	0.248888493	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	3996	Light Industrial (10% improved office space; Machine Shop)	508 E WALNUT AVE	FULLERTON, CA 92832-2540
033-105-03	10438.90843	0.239646021	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	2400	Light Industrial (10% improved office space; Machine Shop)	516 E WALNUT AVE	FULLERTON, CA 92832-2540
033-105-10	16998.8265	0.39024206	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	7000	Light Industrial (10% improved office space; Machine Shop)	524 E WALNUT AVE	FULLERTON, CA 92832-2540
033-105-06	7829.421823	0.179740037	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	3953	Light Industrial (10% improved office space; Machine Shop)	536 E WALNUT AVE	FULLERTON, CA 92832-2540
032-241-13	7000.047683	0.160700095	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	0	Industrial-Vacant Land	241 W SANTA FE AVE	FULLERTON, CA 92832-1829
033-105-08	8678.948712	0.199242626	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	4125	Light Industrial (10% improved office space; Machine Shop)	548 E WALNUT AVE	FULLERTON, CA 92832-2540
032-241-19	7000.04768	0.160700095	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	0	Parking Lot	200 W SANTA FE AVE	FULLERTON, CA 92832-3615
033-152-11	19466.8428	0.44690031	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	8000	Multi-Tenant Industrial Bldg.	600 E WALNUT AVE	FULLERTON, CA 92831-4529
033-152-10	21475.3528	0.493009674	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	1055	Industrial (General)	620 E WALNUT AVE	FULLERTON, CA 92831-4529
033-152-12	25697.7863	0.58994408	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	16095	Light Industrial (10% improved office space; Machine Shop)	700 E WALNUT AVE	FULLERTON, CA 92831-4530
033-152-13	37610.39331	0.863421799	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	16440	Light Industrial (10% improved office space; Machine Shop)	720 E WALNUT AVE	FULLERTON, CA 92831-4581
033-152-04	67044.28145	1.539135569	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	2988	Single Family Residential	800 E WALNUT AVE	FULLERTON, CA 92831-4532
033-152-03	7486.775968	0.171873916	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	528	Single Family Residential	808 E WALNUT AVE	FULLERTON, CA 92831-4532
033-152-02	7481.275033	0.171747631	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	5000	Light Industrial (10% improved office space; Machine Shop)	812 E WALNUT AVE	FULLERTON, CA 92831-4532
033-152-01	7475.799434	0.171621928	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	768	Single Family Residential	816 E WALNUT AVE	FULLERTON, CA 92831-4532
033-184-07	40054.56678	0.91953269	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	1960	Industrial Park	824 E WALNUT AVE	FULLERTON, CA 92831-4556
033-184-06	20735.62287	0.476027694	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	8232	Warehouse (Industrial)	828 E WALNUT AVE	FULLERTON, CA 92831-4557
033-184-05	34090.79736	0.782622435	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	2780	Multi-Tenant Industrial Bldg.	900 E WALNUT AVE	FULLERTON, CA 92831-4565
033-184-10	64896.43373	1.489827429	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	9000	Light Industrial (10% improved office space; Machine Shop)	920 E WALNUT AVE	FULLERTON, CA 92831-4534
033-184-03	40508.49828	0.929953595	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	10000	Light Industrial (10% improved office space; Machine Shop)	924 E WALNUT AVE	FULLERTON, CA 92831-4534
032-241-20	7000.04768	0.160700095	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	0	Parking Lot	209 W SANTA FE AVE	FULLERTON, CA 92832-1829
033-184-02	62892.43669	1.443821669	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	10000	Light Industrial (10% improved office space; Machine Shop)	1004 E WALNUT AVE	FULLERTON, CA 92831-4648
033-105-07	6988.295378	0.160430297	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	3494	Industrial (General)	542 E WALNUT AVE	FULLERTON, CA 92832-2540
030-070-05	6499.358685	0.149205777	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	3250	Industrial (General)	2337 W COMMONWEALTH AVE	FULLERTON, CA 92833-2915
338-051-15	39065.78961	0.896833332	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	21280	Light Industrial (10% improved office space; Machine Shop)	2434 FENDER AVE	FULLERTON, CA 92831-4319

338-051-02	51999.70872	1.193757313	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	18620	Light Industrial (10% improved office space; Machine Shop)	2444 FENDER AVE	FULLERTON, CA 92831-4327
338-051-07	38825.22108	0.8913106	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	20331	Light Industrial (10% improved office space; Machine Shop)	2454 FENDER AVE	FULLERTON, CA 92831-4320
338-051-08	38606.30246	0.886284886	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	17160	Multi-Tenant Industrial Bldg.	2466 FENDER AVE	FULLERTON, CA 92831-4321
338-051-11	43608.26132	1.001114855	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	18620	Light Industrial (10% improved office space; Machine Shop)	2478 FENDER AVE	FULLERTON, CA 92831-4322
338-051-12	44102.79445	1.012467852	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	18620	Light Industrial (10% improved office space; Machine Shop)	2488 FENDER AVE	FULLERTON, CA 92831-4323
338-061-22	44000.01715	1.010108394	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	21280	Light Industrial (10% improved office space; Machine Shop)	2500 FENDER AVE	FULLERTON, CA 92831-4435
338-061-23	44536.53402	1.022425212	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	21280	Light Industrial (10% improved office space; Machine Shop)	2512 FENDER AVE	FULLERTON, CA 92831-4436
338-061-24	43523.7811	0.999175443	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	21280	Light Industrial (10% improved office space; Machine Shop)	2524 FENDER AVE	FULLERTON, CA 92831-4437
338-061-25	42916.80291	0.985241044	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	21280	Light Industrial (10% improved office space; Machine Shop)	2536 FENDER AVE	FULLERTON, CA 92831-4438
338-061-26	31389.86021	0.720617021	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	18200	Light Industrial (10% improved office space; Machine Shop)	2548 FENDER AVE	FULLERTON, CA 92831-4439
338-061-20	30224.41636	0.693861926	M-G Manufacturing, General	Industrial	Focus Area K - Southeast Industrial	17500	Light Industrial (10% improved office space; Machine Shop)	2560 FENDER AVE	FULLERTON, CA 92831-4440
032-251-08	4902.445759	0.112545447	M-G Manufacturing, General	Industrial	Focus Area D - Harbor Gateway	2451	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	200 W TRUSLOW AVE	FULLERTON, CA 92832-2314
032-171-20	4779.846864	0.109730944	M-G Manufacturing, General	Industrial		2390	Commercial (General)	309 W TRUSLOW AVE	FULLERTON, CA 92832-2262
030-160-19	53970.71356	1.239005671	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	30942	Industrial (General)	1941 W COMMONWEALTH AVE	FULLERTON, CA 92833-3042
030-160-05	34561.48374	0.793427982	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	3110	Warehouse (Industrial)	2005 W COMMONWEALTH AVE	FULLERTON, CA 92833-3017
030-160-27	214330.829	4.92039284	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	85817	Light Industrial (10% improved office space; Machine Shop)	2029 W COMMONWEALTH AVE STE B	FULLERTON, CA 92833-3044
030-160-16	36273.14442	0.832722577	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	832	Commercial (General)	2041 W COMMONWEALTH AVE	FULLERTON, CA 92833-3017
030-160-17	28030.64773	0.64349958	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	600	Retail Stores (Personal Services, Photography, Travel)	2031 W COMMONWEALTH AVE	FULLERTON, CA 92833-3017
030-160-24	19392.5973	0.445195856	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	3125	Auto repair (& related), Garage	120 N GILBERT ST	FULLERTON, CA 92833-2505
032-171-14	4549.623722	0.104445712	M-G Manufacturing, General	Industrial		2275	Light Industrial (10% improved office space; Machine Shop)	300 W TRUSLOW AVE	FULLERTON, CA 92832-2261
032-171-16	4538.69189	0.10419475	M-G Manufacturing, General	Industrial		0	Industrial-Vacant Land	326 W TRUSLOW AVE	FULLERTON, CA 92832-2261
030-160-29	55411.50545	1.272081931	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	19800	Multi-Tenant Industrial Bldg.	144 N GILBERT ST	FULLERTON, CA 92833-2505
032-171-11	4538.465381	0.10418955	M-G Manufacturing, General	Industrial		0	Industrial-Vacant Land	300 W TRUSLOW AVE	FULLERTON, CA 92832-2261
032-171-12	4538.460543	0.104189439	M-G Manufacturing, General	Industrial		0	Industrial-Vacant Land	300 W TRUSLOW AVE	FULLERTON, CA 92832-2261
032-171-10	4538.319672	0.104186205	M-G Manufacturing, General	Industrial		0	Industrial-Vacant Land	300 W TRUSLOW AVE	FULLERTON, CA 92832-2261
030-170-12	209136.436	4.801145162	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	12720	Industrial Park	1875 W COMMONWEALTH AVE	FULLERTON, CA 92833-3030
032-091-14	54338.65625	1.247452531	M-G Manufacturing, General	Industrial		1152	Industrial (General)	301 S RICHMAN AVE	FULLERTON, CA 92832-2112
032-091-15	27104.89455	0.622247064	M-G Manufacturing, General	Industrial		5806	Industrial (General)	401 S RICHMAN AVE	FULLERTON, CA 92832-2113
032-171-25	4538.147249	0.104182246	M-G Manufacturing, General	Industrial		0	Commercial-Vacant Land	377 W TRUSLOW AVE	FULLERTON, CA 92832-2262
030-160-28	2864.336262	0.065756568	M-G Manufacturing, General	Industrial	Focus Area A - Airport Industrial	0	Industrial-Vacant Land	144 N GILBERT ST	FULLERTON, CA 92833-2505
032-241-30	2099.974441	0.048209113	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	0	Residential-Vacant Land		FULLERTON, CA 92832
032-241-29	1650.058053	0.037880383	M-G Manufacturing, General	Industrial	Focus Area E - Downtown	0	Commercial-Vacant Land		FULLERTON, CA 92832
269-131-01	182280.5498	4.184614583	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	55330	Industrial (General)	360 S ACACIA AVE	FULLERTON, CA 92831-4724
296-203-12	602586.7421	13.83358384	M-P Manufacturing Park (100,000	Industrial	Focus Area H - North Industrial	301293	Industrial (General)	4141 N PALM ST	FULLERTON, CA 92835-1025
269-141-01	43614.07295	1.001248273	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	14791	Industrial (General)	2030 E WALNUT AVE	FULLERTON, CA 92831-4813
269-141-03	450404.145	10.33992796	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	197400	Industrial (General)	2200 E WALNUT AVE	FULLERTON, CA 92831-4910
269-141-02	43469.04595	0.997918888	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	20000	Industrial (General)	2116 E WALNUT AVE	FULLERTON, CA 92831-4845
033-221-12	249979.6414	5.738782629	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	124990	Industrial (General)	350 S RAYMOND AVE	FULLERTON, CA 92831-4644
296-202-04	194103.3877	4.456031471	M-P Manufacturing Park (100,000	Industrial	Focus Area H - North Industrial	85480	Warehouse (Industrial)	4101 BONITA PL	FULLERTON, CA 92835-1007
269-113-03	175801.118	4.035866267	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	87901	Condominiums (Industrial)	451 S ACACIA AVE # 17	FULLERTON, CA 92831-4753
033-221-09	236389.5684	5.426795321	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	62500	Light Industrial (10% improved office space; Machine Shop)	1420 E WALNUT AVE	FULLERTON, CA 92831-4730
033-221-08	239193.5749	5.491166899	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	41904	Industrial (General)	1500 E WALNUT AVE	FULLERTON, CA 92831-4731
269-131-02	143771.1667	3.300554675	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	71886	Industrial (General)	1800 E WALNUT AVE	FULLERTON, CA 92831-4844
296-202-02	135543.3824	3.111669429	M-P Manufacturing Park (100,000	Industrial	Focus Area H - North Industrial	67772	Industrial (General)	4201 BONITA PL	FULLERTON, CA 92835-1052
033-221-11	79285.65062	1.820160681	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	39643	Industrial (General)	1250 E WALNUT AVE	FULLERTON, CA 92831-4746
033-221-02	80148.47646	1.839968574	M-P Manufacturing Park (100,000	Industrial	Focus Area K - Southeast Industrial	25000	Warehouse (Industrial)	1400 E WALNUT AVE	FULLERTON, CA 92831-4730
338-071-22	1329412.472	30.51932211	M-P Manufacturing Park (200,000	Industrial	Focus Area K - Southeast Industrial	664706	Commercial (General)	629 S PLACENTIA AVE	FULLERTON, CA 92831-5112
280-012-09	1077108.685	24.72718408	M-P Manufacturing Park (200,000	Industrial		538554	Commercial (General)	1831 HUGHES DR	FULLERTON, CA 92833
280-012-10	391578.5833	8.989469536	M-P Manufacturing Park (200,000	Industrial		195789	Industrial (General)	1751 HUGHES DR	FULLERTON, CA 92833
292-011-17	17310.81686	0.397404423	O-P Office Professional	Office		5102	Commercial (General)	3711 N HARBOR BLVD	FULLERTON, CA 92835-1362
283-301-03	30742.487	0.705755274	O-P Office Professional	Office		3433	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1441 BREA BLVD	FULLERTON, CA 92835-3507
338-082-03	217712.4504	4.998024723	O-P Office Professional	Office	Focus Area J - Education	76199	Commercial (General)	680 LANGSDORF DR	FULLERTON, CA 92831-3702
029-010-73	16120.1874	0.370071142	O-P Office Professional	Office	Focus Area G - North Harbor Corridor	5854	Commercial (General)	1400 BREA BLVD	FULLERTON, CA 92835-3538
073-271-10	6538.823095	0.150111762	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1967	Commercial (General)	1412 S EUCLID ST	FULLERTON, CA 92832-3135
073-271-11	6550.498308	0.15037979	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1114	Commercial (General)	1418 S EUCLID ST	FULLERTON, CA 92832-3135
292-071-16	170570.0455	3.915776535	O-P Office Professional	Office	Focus Area G - North Harbor Corridor	59700	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	301 W BASTANCHURY RD	FULLERTON, CA 92835-3419
073-276-23	7140.300966	0.163919889	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1109	Single Family Residential	1436 S EUCLID ST	FULLERTON, CA 92832-3152
073-276-22	7140.137731	0.163916142	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1103	Single Family Residential	1442 S EUCLID ST	FULLERTON, CA 92832-3152
073-276-21	7139.942634	0.163911663	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1554	Single Family Residential	1500 S EUCLID ST	FULLERTON, CA 92832-3136
073-276-20	7139.72576	0.163906684	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1223	Single Family Residential	1506 S EUCLID ST	FULLERTON, CA 92832-3136
073-261-18	6296.181253	0.144541433	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1444	Commercial (General)	800 S EUCLID ST	FULLERTON, CA 92832-2613
073-261-15	6334.509672	0.145421339	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	896	Single Family Residential	818 S EUCLID ST	FULLERTON, CA 92832-2613
073-261-16	6133.066257	0.140796802	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1019	Single Family Residential	812 S EUCLID ST	FULLERTON, CA 92832-2613
073-261-17	6111.296846	0.140297042	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	896	Single Family Residential	806 S EUCLID ST	FULLERTON, CA 92832-2613
073-261-14	6166.613842	0.141566954	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	2762	Commercial (General)	824 S EUCLID ST	FULLERTON, CA 92832-2613
073-261-13	6143.947344	0.141046599	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	3738	Commercial (General)	830 S EUCLID ST	FULLERTON, CA 92832-2613
031-150-23	19343.21588	0.444062207	O-P Office Professional	Office		6245	Commercial (General)	1309 W VALENCIA DR	FULLERTON, CA 92833-4045
292-071-12	76698.25821	1.760761914	O-P Office Professional	Office	Focus Area G - North Harbor Corridor	26844	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	201 W BASTANCHURY RD	FULLERTON, CA 92835-3401
031-150-46	14233.52706	0.326759081	O-P Office Professional	Office		2923	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1303 W VALENCIA DR	FULLERTON, CA 92833-4034
338-101-13	75809.19706	1.740351737	O-P Office Professional	Office	Focus Area J - Education	0	Residential-Vacant Land	2501 E CHAPMAN AVE STE 265	FULLERTON, CA 92831-3108
031-150-27	40240.77222	0.923807408	O-P Office Professional	Office		10296	Commercial (General)	1335 W VALENCIA DR	FULLERTON, CA 92833-4046
033-425-04	7776.030569	0.178514334	O-P Office Professional	Office	Focus Area B - Commonwealth Corridor	2360	Commercial (General)	118 N STATE COLLEGE BLVD	FULLERTON, CA 92831-4207
033-425-05	32093.34796	0.736766989	O-P Office Professional	Office	Focus Area B - Commonwealth Corridor	8644	Commercial (General)	100 N STATE COLLEGE BLVD	FULLERTON, CA 92831-4236
269-091-03	16157.51568	0.370928088	O-P Office Professional	Office	Focus Area I - Chapman Corridor	6211	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1940 E CHAPMAN AVE	FULLERTON, CA 92831-4140
269-091-04	15048.58682	0.345470408	O-P Office Professional	Office	Focus Area I - Chapman Corridor	5842	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1950 E CHAPMAN AVE	FULLERTON, CA 92831-4141
269-091-05	31382.06992	0.720438179	O-P Office Professional	Office	Focus Area I - Chapman Corridor	9244	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1966 E CHAPMAN AVE	FULLERTON, CA 92831-4142
033-163-01	6320.028624	0.145088897	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1188	Commercial (General)	1000 E CHAPMAN AVE	FULLERTON, CA 92831-3812
033-163-02	6956.583775	0.159702294	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1120	Commercial (General)	1010 E CHAPMAN AVE	FULLERTON, CA 92831-3812
033-163-13	3858.814129	0.088586796	O-P Office Professional	Office	Focus Area I - Chapman Corridor	976	Single Family Residential	1020 E CHAPMAN AVE	FULLERTON, CA 92831-3812
033-163-12	4431.908578	0.101743325	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1148	Single Family Residential	1016 E CHAPMAN AVE	FULLERTON, CA 92831-3812

033-163-11	3935.841768	0.090355119	O-P Office Professional	Office	Focus Area I - Chapman Corridor	944	Commercial (General)	1012 E CHAPMAN AVE	FULLERTON, CA 92831-3812
033-164-01	5231.129752	0.120091046	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1190	Single Family Residential	1102 E CHAPMAN AVE	FULLERTON, CA 92831-3813
033-164-02	5288.82546	0.121415566	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1180	Single Family Residential	1104 E CHAPMAN AVE	FULLERTON, CA 92831-3813
292-071-17	53986.72337	1.239373208	O-P Office Professional	Office	Focus Area G - North Harbor Corridor	18895	Commercial (General)	333 W BASTANCHURY RD	FULLERTON, CA 92835-3433
033-164-04	5289.827058	0.12143856	O-P Office Professional	Office	Focus Area I - Chapman Corridor	845	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse		FULLERTON, CA 92831
033-164-22	10404.7608	0.238862094	O-P Office Professional	Office	Focus Area I - Chapman Corridor	2400	Commercial (General)	1120 E CHAPMAN AVE	FULLERTON, CA 92831-3813
033-121-03	5985.15335	0.137401165	O-P Office Professional	Office	Focus Area E - Downtown	1088	Single Family Residential	506 E CHAPMAN AVE	FULLERTON, CA 92832-2015
033-121-04	6615.169865	0.151864455	O-P Office Professional	Office	Focus Area E - Downtown	2201	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	508 E CHAPMAN AVE	FULLERTON, CA 92832-2015
033-121-05	6295.632459	0.144528834	O-P Office Professional	Office	Focus Area E - Downtown	1515	Single Family Residential	514 E CHAPMAN AVE	FULLERTON, CA 92832-2015
033-121-06	9454.247781	0.217041166	O-P Office Professional	Office	Focus Area E - Downtown	1601	Single Family Residential	520 E CHAPMAN AVE	FULLERTON, CA 92832-4001
033-121-27	5218.203968	0.119794308	O-P Office Professional	Office	Focus Area E - Downtown	660	Duplex (2 units, any combination)	233 N BERKELEY AVE	FULLERTON, CA 92831-3801
033-121-02	2194.556767	0.05038044	O-P Office Professional	Office	Focus Area E - Downtown	1216	Single Family Residential	330 N BALCOM AVE	FULLERTON, CA 92832-2012
283-301-04	27445.86185	0.630074651	O-P Office Professional	Office		9606	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1450 BREA BLVD	FULLERTON, CA 92835-3538
033-131-30	23277.81514	0.534388802	O-P Office Professional	Office	Focus Area E - Downtown	6000	Commercial (General)	505 E COMMONWEALTH AVE	FULLERTON, CA 92832-4009
033-131-28	17919.01967	0.411366935	O-P Office Professional	Office	Focus Area E - Downtown	2596	Commercial (General)	515 E COMMONWEALTH AVE	FULLERTON, CA 92832-2020
033-122-11	6524.981665	0.149794004	O-P Office Professional	Office	Focus Area I - Chapman Corridor	987	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	612 E CHAPMAN AVE	FULLERTON, CA 92831-3804
033-122-12	6448.960357	0.148048783	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1128	Single Family Residential	233 N PRINCETON AVE	FULLERTON, CA 92831-3818
033-123-01	6465.173889	0.148420997	O-P Office Professional	Office	Focus Area I - Chapman Corridor	2437	Single Family Residential	700 E CHAPMAN AVE	FULLERTON, CA 92831-3806
033-123-02	6552.159809	0.150417933	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1076	Single Family Residential	706 E CHAPMAN AVE	FULLERTON, CA 92831-3806
033-123-26	4723.135495	0.108429022	O-P Office Professional	Office	Focus Area I - Chapman Corridor	896	Single Family Residential	714 E CHAPMAN AVE	FULLERTON, CA 92831-3806
033-123-13	4201.50363	0.096453919	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1056	Single Family Residential	716 E CHAPMAN AVE	FULLERTON, CA 92831-3806
033-123-14	4122.954873	0.094650675	O-P Office Professional	Office	Focus Area I - Chapman Corridor	896	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	722 E CHAPMAN AVE	FULLERTON, CA 92831-3806
033-161-21	6501.237241	0.149248903	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1103	Store/Office (mixed use)	802 E CHAPMAN AVE	FULLERTON, CA 92831-3808
033-161-02	6588.037649	0.15124158	O-P Office Professional	Office	Focus Area I - Chapman Corridor	2750	Commercial (General)	810 E CHAPMAN AVE	FULLERTON, CA 92831-3850
033-162-01	13170.35095	0.302351747	O-P Office Professional	Office	Focus Area I - Chapman Corridor	4674	Apartments (generic)	900 E CHAPMAN AVE	FULLERTON, CA 92831-3810
033-162-11	3996.82496	0.091755111	O-P Office Professional	Office	Focus Area I - Chapman Corridor	896	Single Family Residential	912 E CHAPMAN AVE	FULLERTON, CA 92831-3810
033-162-12	4748.448139	0.109010124	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1176	Single Family Residential	918 E CHAPMAN AVE	FULLERTON, CA 92831-3810
033-162-13	4365.318018	0.100214606	O-P Office Professional	Office	Focus Area I - Chapman Corridor	896	Single Family Residential	922 E CHAPMAN AVE	FULLERTON, CA 92831-3810
033-071-19	8540.414986	0.196062307	O-P Office Professional	Office	Focus Area E - Downtown	3498	Exempt (full or partial)	416 E CHAPMAN AVE	FULLERTON, CA 92832-2013
033-071-20	8453.79531	0.194073779	O-P Office Professional	Office	Focus Area E - Downtown	2186	Exempt (full or partial)	420 E CHAPMAN AVE	FULLERTON, CA 92832-4004
033-072-01	8470.102856	0.194448151	O-P Office Professional	Office	Focus Area E - Downtown	1436	Exempt (full or partial)	428 E CHAPMAN AVE	FULLERTON, CA 92832-2045
033-072-02	8554.404991	0.196383475	O-P Office Professional	Office	Focus Area E - Downtown	1581	Exempt (full or partial)	434 E CHAPMAN AVE	FULLERTON, CA 92832-2045
033-072-03	11981.9123	0.275068761	O-P Office Professional	Office	Focus Area E - Downtown	1449	Exempt (full or partial)	438 E CHAPMAN AVE	FULLERTON, CA 92832-2045
338-101-01	25623.65695	0.588242293	O-P Office Professional	Office	Focus Area J - Education	0	Commercial-Vacant Land		FULLERTON, CA 92831
073-276-34	14132.05061	0.324429486	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	4946	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1424 S EUCLID ST	FULLERTON, CA 92832-3152
032-231-03	14000.13372	0.32140107	O-P Office Professional	Religious Use	Focus Area E - Downtown	1586	Commercial (General)	238 W WILSHIRE AVE	FULLERTON, CA 92832-1826
032-231-04	7000.111355	0.160701556	O-P Office Professional	Office	Focus Area E - Downtown	5188	Commercial (General)	230 W WILSHIRE AVE	FULLERTON, CA 92832-1826
032-231-24	14000.13413	0.321401079	O-P Office Professional	Religious Use	Focus Area E - Downtown	4900	Commercial (General)	214 N HIGHLAND AVE	FULLERTON, CA 92832-1819
032-231-06	6999.996699	0.160698924	O-P Office Professional	Office	Focus Area E - Downtown	1096	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	222 W WILSHIRE AVE	FULLERTON, CA 92832-1826
032-231-07	6999.996699	0.160698924	O-P Office Professional	Office	Focus Area E - Downtown	664	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	218 W WILSHIRE AVE	FULLERTON, CA 92832-1826
032-231-08	6999.998048	0.160698955	O-P Office Professional	Office	Focus Area E - Downtown	1980	Triplex (3 units, any combination)	214 W WILSHIRE AVE	FULLERTON, CA 92832-1826
033-072-04	13618.27468	0.312634732	O-P Office Professional	Office	Focus Area E - Downtown	4766	Commercial (General)	446 E CHAPMAN AVE	FULLERTON, CA 92832-2045
031-211-01	6513.494589	0.149530295	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1400	Commercial (General)	422 N EUCLID ST	FULLERTON, CA 92832-1625
031-211-02	6540.081235	0.150140645	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1182	Single Family Residential	416 N EUCLID ST	FULLERTON, CA 92832-1625
031-211-03	6539.997266	0.150138717	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1010	Commercial (General)	410 N EUCLID ST	FULLERTON, CA 92832-1625
031-211-04	6539.996151	0.150138692	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	996	Single Family Residential	406 N EUCLID ST	FULLERTON, CA 92832-1625
031-211-05	6466.907442	0.148460794	O-P Office Professional	Office	Focus Area C - Orangethorpe Corridor Nodes	1952	Commercial (General)	400 N EUCLID ST	FULLERTON, CA 92832-1625
031-221-15	41554.51271	0.953966948	O-P Office Professional	Low-Density Residential		10722	Commercial (General)	909 W WILSHIRE AVE	FULLERTON, CA 92832-1635
028-330-18	12992.82005	0.29827617	O-P Office Professional	Office		9722	Commercial (General)	100 W VALENCIA MESA DR	FULLERTON, CA 92835-3768
028-330-17	12318.62526	0.28279868	O-P Office Professional	Office		0	Parking Lot	100 W VALENCIA MESA DR	FULLERTON, CA 92835-3768
292-071-08	25018.61578	0.574352363	O-P Office Professional	Office	Focus Area G - North Harbor Corridor	9732	Commercial (General)	270 LAGUNA RD	FULLERTON, CA 92835-2521
288-021-24	9856.239933	0.2262697	O-P Office Professional	Commercial		0	Commercial-Vacant Land		FULLERTON, CA 92833
029-152-16	8490.018611	0.194905357	O-P Office Professional	Office	Focus Area I - Chapman Corridor	0	Residential-Vacant Land	1961 E CHAPMAN AVE	FULLERTON, CA 92831-4104
032-231-09	6999.996697	0.160698924	O-P Office Professional	Office	Focus Area E - Downtown	2450	Commercial (General)	210 W WILSHIRE AVE	FULLERTON, CA 92832-1826
292-071-04	28654.63983	0.657824566	O-P Office Professional	Office	Focus Area G - North Harbor Corridor	7894	Commercial (General)	220 LAGUNA RD	FULLERTON, CA 92835-2523
032-231-05	6999.97124	0.16069834	O-P Office Professional	Office	Focus Area E - Downtown	0	Parking Lot	226 W WILSHIRE AVE	FULLERTON, CA 92832-1826
292-071-09	6274.308442	0.144039299	O-P Office Professional	Office	Focus Area G - North Harbor Corridor	0	Parking Lot	265 LAGUNA RD	FULLERTON, CA 92835-2515
288-021-23	40746.20361	0.935410596	O-P Office Professional	Office		11817	Commercial (General)	2270 ROSECRANS AVE	FULLERTON, CA 92833-1742
339-222-01	19958.21186	0.45818067	O-P Office Professional	Commercial	Focus Area J - Education	6098	Commercial (General)	1690 N PLACENTIA AVE	FULLERTON, CA 92831-5527
031-150-32	5865.787434	0.134660882	O-P Office Professional	Office		2053	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1335 W VALENCIA DR	FULLERTON, CA 92833-4046
033-164-03	5172.261055	0.118739597	O-P Office Professional	Office	Focus Area I - Chapman Corridor	0	Commercial-Vacant Land	1108 E CHAPMAN AVE	FULLERTON, CA 92831-3813
338-112-01	63187.68548	1.450599696	O-P Office Professional	Office	Focus Area J - Education	5985	Commercial (General)	2470 NUTWOOD AVE	FULLERTON, CA 92831-3101
031-150-47	4472.803316	0.102682146	O-P Office Professional	Office		1565	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1309 W VALENCIA DR	FULLERTON, CA 92833-4045
283-265-07	11047.06101	0.25360738	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1873	Commercial (General)	2201 E CHAPMAN AVE	FULLERTON, CA 92831-4201
283-265-08	7166.498455	0.164521305	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1119	Commercial (General)	2205 E CHAPMAN AVE	FULLERTON, CA 92831-4201
283-265-09	7404.304525	0.169980619	O-P Office Professional	Office	Focus Area I - Chapman Corridor	2287	Commercial (General)	2209 E CHAPMAN AVE	FULLERTON, CA 92831-4255
283-265-10	6948.869055	0.159525187	O-P Office Professional	Office	Focus Area I - Chapman Corridor	911	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	2213 E CHAPMAN AVE	FULLERTON, CA 92831-4201
283-265-11	7316.698249	0.167969442	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1162	Commercial (General)	2217 E CHAPMAN AVE	FULLERTON, CA 92831-4201
283-264-24	7317.989884	0.167999094	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1073	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	2101 E CHAPMAN AVE	FULLERTON, CA 92831-4107
283-264-23	7150.300097	0.164149439	O-P Office Professional	Office	Focus Area I - Chapman Corridor	902	Single Family Residential	2107 E CHAPMAN AVE	FULLERTON, CA 92831-4107
283-264-22	7311.506592	0.167850257	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1329	Commercial (General)	2113 E CHAPMAN AVE	FULLERTON, CA 92831-4144
283-264-21	7924.817761	0.181930041	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1112	Single Family Residential	2119 E CHAPMAN AVE	FULLERTON, CA 92831-4107
033-121-26	365.4092866	0.008388701	O-P Office Professional	Office	Focus Area E - Downtown	0	Residential-Vacant Land		FULLERTON, CA 92831
029-152-17	8609.251547	0.197642588	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1121	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1965 E CHAPMAN AVE	FULLERTON, CA 92831-4104
029-152-18	7206.631245	0.165442633	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1740	Commercial (General)	1953 E CHAPMAN AVE	FULLERTON, CA 92831-4104
029-142-09	182.9445166	0.004199857	O-P Office Professional	Office	Focus Area I - Chapman Corridor	0	Commercial-Vacant Land		FULLERTON, CA 92831
029-142-25	62658.98377	1.43846229	O-P Office Professional	Office	Focus Area I - Chapman Corridor	24172	Commercial (General)	1819 E CHAPMAN AVE	FULLERTON, CA 92831-4102
029-143-05	9514.552448	0.218425581	O-P Office Professional	Office	Focus Area I - Chapman Corridor	3108	Commercial (General)	1701 E CHAPMAN AVE	FULLERTON, CA 92831-4101
029-143-04	10984.12225	0.252162494	O-P Office Professional	Office	Focus Area I - Chapman Corridor	2760	Single Family Residential	1809 E CHAPMAN AVE	FULLERTON, CA 92831-4102
029-143-03	10971.83847	0.251880496	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1192	Single Family Residential	1815 E CHAPMAN AVE	FULLERTON, CA 92831-4102

029-515-07	8311.658667	0.190810748	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1423	Commercial (General)	1601 E CHAPMAN AVE	FULLERTON, CA 92831-4015
029-515-08	7836.318354	0.17989836	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1318	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1607 E CHAPMAN AVE	FULLERTON, CA 92831-4015
029-515-09	7818.395965	0.179486916	O-P Office Professional	Office	Focus Area I - Chapman Corridor	3101	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1613 E CHAPMAN AVE	FULLERTON, CA 92831-4015
029-515-10	7712.424431	0.177054128	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1218	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1619 E CHAPMAN AVE	FULLERTON, CA 92831-4015
029-515-13	16250.88898	0.373071658	O-P Office Professional	Office	Focus Area I - Chapman Corridor	8512	Commercial (General)	1661 E CHAPMAN AVE	FULLERTON, CA 92831-4061
029-504-13	7304.554201	0.167690651	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1798	Commercial (General)	1451 E CHAPMAN AVE	FULLERTON, CA 92831-3912
029-504-08	7235.383059	0.166102689	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1750	Commercial (General)	1457 E CHAPMAN AVE	FULLERTON, CA 92831-3912
029-504-09	7154.045309	0.164235418	O-P Office Professional	Office	Focus Area I - Chapman Corridor	3000	Commercial (General)	1501 E CHAPMAN AVE	FULLERTON, CA 92831-4013
029-504-10	7185.4347	0.164956024	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1709	Commercial (General)	1507 E CHAPMAN AVE	FULLERTON, CA 92831-4013
029-504-11	7175.370178	0.164724973	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1662	Single Family Residential	1513 E CHAPMAN AVE	FULLERTON, CA 92831-4013
029-516-07	7128.783142	0.163655475	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1690	Commercial (General)	1519 E CHAPMAN AVE	FULLERTON, CA 92831-4013
029-516-06	8103.724792	0.18603721	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1874	Commercial (General)	1525 E CHAPMAN AVE	FULLERTON, CA 92831-4013
029-508-08	11759.96942	0.269973618	O-P Office Professional	Office	Focus Area I - Chapman Corridor	2632	Commercial (General)	1351 E CHAPMAN AVE	FULLERTON, CA 92831-3955
283-233-01	20268.12412	0.465295325	O-P Office Professional	Office	Focus Area I - Chapman Corridor	5998	Commercial (General)	1001 E CHAPMAN AVE	FULLERTON, CA 92831-3851
283-221-05	12709.27287	0.291766777	O-P Office Professional	Office	Focus Area I - Chapman Corridor	4774	Commercial (General)	1007 E CHAPMAN AVE	FULLERTON, CA 92831-3811
283-221-06	21795.29816	0.50035466	O-P Office Professional	Office	Focus Area I - Chapman Corridor	6448	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	1015 E CHAPMAN AVE	FULLERTON, CA 92831-3845
283-221-07	12467.52887	0.28621706	O-P Office Professional	Office	Focus Area I - Chapman Corridor	289	Commercial (General)	1023 E CHAPMAN AVE	FULLERTON, CA 92831-3811
283-234-16	53643.59968	1.231496118	O-P Office Professional	Office	Focus Area I - Chapman Corridor	34968	Commercial (General)	801 E CHAPMAN AVE	FULLERTON, CA 92831-3839
283-234-14	22104.58531	0.507454965	O-P Office Professional	Office	Focus Area I - Chapman Corridor	6669	Commercial (General)	501 N CORNELL AVE	FULLERTON, CA 92831-2744
029-372-20	7250.363326	0.166446591	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1248	Single Family Residential	701 E CHAPMAN AVE	FULLERTON, CA 92831-3805
029-372-33	14450.1716	0.331732589	O-P Office Professional	Office	Focus Area I - Chapman Corridor	3424	Commercial (General)	707 E CHAPMAN AVE	FULLERTON, CA 92831-3805
029-372-17	6225.286133	0.142913894	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1099	Single Family Residential	721 E CHAPMAN AVE	FULLERTON, CA 92831-3805
029-372-16	6225.035763	0.142908146	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1398	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	725 E CHAPMAN AVE	FULLERTON, CA 92831-3805
029-372-15	6225.036576	0.142908165	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1099	Single Family Residential	729 E CHAPMAN AVE	FULLERTON, CA 92831-3805
029-372-14	6174.707376	0.141752757	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1668	Commercial (General)	733 E CHAPMAN AVE	FULLERTON, CA 92831-3805
029-374-15	7112.09617	0.163272392	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1614	Commercial (General)	601 E CHAPMAN AVE	FULLERTON, CA 92831-3803
029-374-14	7250.049757	0.166439392	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1739	Commercial (General)	607 E CHAPMAN AVE	FULLERTON, CA 92831-3803
029-374-13	7199.706777	0.165283668	O-P Office Professional	Office	Focus Area I - Chapman Corridor	1387	Single Family Residential	613 E CHAPMAN AVE	FULLERTON, CA 92831-3803
029-020-41	22133.20842	0.508112066	O-P Office Professional	Office		1606	Single Family Residential	179 VALLEY VIEW DR	FULLERTON, CA 92692
029-020-40	79866.4542	1.833494189	O-P Office Professional	Office		28385	Commercial (General)	100 E VALLEY VIEW DR	FULLERTON, CA 92832-1321
032-181-24	15720.98699	0.360906698	O-P Office Professional	Commercial		6500	Commercial (General)	469 W VALENCIA DR	FULLERTON, CA 92832-2270
032-153-05	7264.630699	0.166774127	O-P Office Professional	Office		5660	Commercial Building, Mail Order, Show Room (non-auto), Commercial Whse	418 W AMERIGE AVE	FULLERTON, CA 92832-1709
032-153-06	5249.893927	0.120521815	O-P Office Professional	Office		958	Single Family Residential	414 W AMERIGE AVE	FULLERTON, CA 92832-1709
032-153-07	5249.913872	0.120522273	O-P Office Professional	Office		2330	Commercial (General)	410 W AMERIGE AVE	FULLERTON, CA 92832-1709
032-153-08	10499.86475	0.241045395	O-P Office Professional	Office		1420	Single Family Residential	406 W AMERIGE AVE	FULLERTON, CA 92832-1709
032-153-09	6948.388503	0.159514155	O-P Office Professional	Office		1209	Single Family Residential	402 W AMERIGE AVE	FULLERTON, CA 92832-1709
032-153-02	7000.040693	0.160699934	O-P Office Professional	Office		1282	Single Family Residential	430 W AMERIGE AVE	FULLERTON, CA 92832-1709
032-153-03	6999.924437	0.160697265	O-P Office Professional	Office		1140	Single Family Residential	426 W AMERIGE AVE	FULLERTON, CA 92832-1709
032-153-04	7000.090598	0.16070108	O-P Office Professional	Office		1474	Single Family Residential	422 W AMERIGE AVE	FULLERTON, CA 92832-1709
292-331-01	25688.60541	0.589733314	O-P Office Professional	Office		5074	Commercial (General)	3261 N HARBOR BLVD	FULLERTON, CA 92835-1740

NATIVE AMERICAN HERITAGE COMMISSION

COMMUNITY DEVELOPMENT

SEP 18 2023

DEPARTMENT

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

September 9, 2023

Chris Schaefer
City of Fullerton
303 W. Commonwealth Avenue
Fullerton, CA 92832

Re: 2023090133, Fullerton Housing Incentive Overlay Zone Program Project, Orange County

Dear Mr. Schaefer:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).

2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.

3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).

4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:

- **a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
- **b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:

- **a.** If part or all of the APE has been previously surveyed for cultural resources.
- **b.** If any known cultural resources have already been recorded on or adjacent to the APE.
- **c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
- **d.** If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- **a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
- **b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.

c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

September 28, 2023

Chris Schaefer, AICP
Planning Manager City of Fullerton
Community Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832
chris.schaefer@cityoffullerton.com

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE FULLERTON HOUSING INCENTIVE OVERLAY ZONE (HIOZ) PROGRAM, DATED SEPTEMBER 8, 2023 STATE CLEARINGHOUSE # 2023090133

Dear Chris Schaefer:

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Fullerton Housing Incentive Overlay Zone Program (Project). The Project would create an overlay zone that would allow a property owner to develop multi-family housing on a parcel with a non-residential underlying zoning classification in exchange for providing a specified percentage of deed-restricted affordable housing units. The Project would apply an overlay zone to 759 parcels across the city totaling 593 acres. DTSC has identified that this project may affect sites within the Project area therefore, based on our project review, we request the consideration of the following comments.

Due to the broad scope of the Project, DTSC is unable to determine the locations

of the proposed Project area, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the Project area to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, DTSC recommends providing further information on the Project areas that may fall under DTSC's oversight within the Draft EIR. Once received, DTSC may provide additional comments on the DEIR as further information becomes available. Please review the Project area in Envirostor; DTSC's public-facing database.

DTSC believes the City of Fullerton must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the City of Fullerton connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered. Please refer to the City of Fullerton EnviroStor map for additional information about the areas of potential contamination

DTSC appreciates the opportunity to comment on the Fullerton Housing Incentive Overlay Zone Program. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via email for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and
Research State Clearinghouse
State.Clearinghouse@opr.ca.gov

Ms. Tamara Purvis
Associate Environmental Planner
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP – Permitting Division - CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
https://dot.ca.gov/caltrans-near-me/district-12

October 6, 2023

Mr. Chris Schaefer
Planning Manager
City of Fullerton
303 W. Commonwealth Ave.
Fullerton, CA. 92832

File: LDR/CEQA
SCH:2023090133
12-ORA-2023-02363
SR-91, SR 90
SR-57, I-5

Dear Mr. Schaefer,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program. The Program is designed to facilitate housing unit production by allowing housing development on properties with non-residential underlying zoning classifications in exchange for providing a specified percentage of affordable housing units. The Program would apply an overlay zone to 759 parcels across the City totaling 593 acres. Implementation of the Program could result in a buildout potential of 35,611 units. The Program would not directly result in the construction of the total buildout potential. Instead, the Program would facilitate the construction of housing units with the adoption of this zoning program.

The HIOZ Program is proposed within the City of Fullerton, located in north Orange County, California. State Routes 57, 90, and 91, as well as Interstate 5 reside within the project area and are owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

LDR / Transportation Planning / System Planning

1. Caltrans supports opportunities for affordable housing, and the state mandates that cities must plan for housing needs of future residents of all incomes. Please provide an analysis and discussion that would assist in accommodating the Regional Housing Needs Assessment (RHNA) allocation per the California Department of Housing & Community Development (HCD).

2. Caltrans recognizes our responsibility to assist communities of color and under-served communities by removing barriers to provide a more equitable transportation system for all. The Department firmly embraces racial equity, inclusion, and diversity. These values are foundational to achieving our vision of a cleaner, safer, and more accessible and more connected transportation system. Please consider including a discussion on equity in the Environmental Impact Report (EIR).

3. Safety is one of Caltrans' strategic goals. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

4. Residential infill development offers an opportunity to encourage multimodal transportation options. Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. This may include safety measures such as physically separated sidewalks and bike lanes; pedestrian-oriented LED lighting; high-visibility continental crosswalk striping; raised crosswalks; refuge islands; wayfinding signage; and safe connections to existing and proposed bicycle, pedestrian, and transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation.

5. Caltrans supports projects which provide a diversity of housing choices and destinations accessible by Active Transportation (i.e. bicycle and pedestrian) and transit users. Please consider improving multimodal connections to housing which will encourage future residents, visitors, and workers in the city to utilize all modes of transportation. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality.

6. Caltrans seeks to promote safe, accessible multimodal transportation. Throughout the Housing Incentive Overlay Zone, consider the following: Methods to reduce pedestrian and bicyclist exposure to vehicles improve safety by lessening the time that the user is in the likely path of a motor vehicle. These methods include the construction of physically separated facilities such as sidewalks, raised medians, refuge islands, an off-road paths and trails, or a

reduction in crossing distances through roadway narrowing. Caltrans recommends the project to consider the use of methods such as, but not limited to, pedestrian and bicyclist warning signage, flashing beacons, crosswalks, signage and striping, be used to indicate to motorists that they should expect to see and yield to pedestrians and bicyclists. Visual indication from signage can be reinforced by road design features such as lane widths, landscaping, street furniture, and other design elements.

7. There is a high concentration of rezoning along the north-south corridor of Euclid St., but no bike lanes. Please consider bike lanes along Euclid St and other streets to allow alternative modes of transportation for city residents.

8. Housing overlay is also located around schools such as Raymond Elementary School and Sunny Hills High School. Please consider street calming measures due to the potential increase in traffic in the school vicinity.

9. Ensure that truck parking, ingress and egress, and staging will not interfere with vehicle parking, pedestrian paths, or bicycle lanes/bicycle parking. Work with community representatives to mitigate any truck traffic routing onto residential streets or conflicting with other road users, including and especially bicyclists and pedestrians.

10. Please identify all the existing transit services for local and regional bus services including the connectivity to rail services from the nearest train stations provided by Metrolink and/or Amtrak Pacific Surfliner.

11. Please provide discussion of multimodal transportation mobility options of the current transit services and regional rail services and look for opportunities and connectivity to safe and convenient access.

12. Provide adequate wayfinding signage to transit stops within all the project vicinity and local roadways.

Freight (Goods Movement)

13. Consider how many individual packages will be delivered daily to individual residences within the areas identified for increased housing production. Shared drop-off locations can help reduce the amount of driving done by delivery trucks and can increase the efficiency of deliveries in densely developed areas. Similarly, high-density residential developments should consider automated parcel systems

(i.e., Amazon Lockers) so that deliveries can be made with one truck stop instead of multiple stops to individual residences.

14. Consider accounting for off-street truck parking to help free up on-street space for other modes, such as city traffic, walking, and bicycling. Similarly, utilize alley space or similar areas, if available, to reduce the need for on-street parking which may conflict with highway/street flows.

15. If truck parking (i.e., for home deliveries) is to be on-street, ensure the width of the parking lane is wide enough for freight trucks without encroaching on bicycle lanes or street lanes.

16. Please consider designated on-street freight-only parking and delivery time windows to reduce the need for double parking. This strategy also helps prevent street traffic congestion.

17. Please ensure that, throughout the identified areas for increased housing opportunities, the City provides posted speed signs for truckers to follow.

18. Bicycle parking design may need to accommodate cargo bikes, such as for food delivery services, to encourage and facilitate the growing use of food delivery services and parcel deliveries. This can alleviate the need for delivery trucks and associated GHG emissions.

Traffic Ops

19. When analyzing the proposed projects potential short- and long-term traffic impacts with respect to regional vehicle miles traveled (VMT's), please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.

20. Please note that General Plans and Specific Development Plans should not present adverse impacts to the overall transportation system including: traffic circulation and the local State Highway Systems (SHS). Caltrans is requesting a Traffic Impact Analysis (TIA) that focuses on the impacts to Fullerton's local SHS; (State Route 91 (SR 91), State Route 57 (SR 57), State Route 90 (SR 90) and Interstate 5 (I-5)). Caltrans is also requesting that the TIA includes the impacts to the ingress and egress ramps for SR 91, SR 57, and I-5, as well as the City's proposed mitigation measures for these impacts.

Encroachment Permits

21. Any project work proposed in the vicinity of the State Right-of-Way (ROW) would require an encroachment permit and all environmental concerns must be adequately addressed. If the environmental documentation for the project does not meet Caltrans's requirements for work done within State ROW, additional documentation would be required before approval of the encroachment permit. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual at: http://www.dot.ca.gov/hq/traffops/developserv/permits/

22. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6553 or D12.permits@doct.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment Permits. For specific details on Caltrans Encroachment Permits procedure and any future updates regarding the application process and permit rates, please visit the Caltrans Encroachment Permits homepage at https://dot.ca.gov/programs/traffic-operations/ep.

Caltrans' mission is to provide a safe, sustainable, equitable, integrated, and efficient transportation system to enhance California's economy and livability. Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at Julie.lugaro@dot.ca.gov.

Sincerely,

Scott Shelley
Branch Chief,
Regional-LDR-Climate Change-Transit Planning
Caltrans, District 12

AFFILIATED AGENCIES

Orange County Transit District

Local Transportation Authority

Service Authority for Freeway Emergencies

Consolidated Transportation Service Agency

Congestion Management Agency

October 9, 2023

Mr. Chris Schaefer
Planning Manager, AICP
City of Fullerton, Community and Economic Development Department
303 W. Commonwealth Ave.
Fullerton, CA 92832

Via email: Chris.Schaefer@cityoffullerton.com

Subject: **Notice of Preparation (NOP) and Scoping Meeting of a Draft Program Environmental Impact Report (PEIR) for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program**

Dear Mr. Schaefer:

Thank you for providing the Orange County Transportation Authority (OCTA) with the Notice of Preparation (NOP) and Scoping Meeting of a Draft Environmental Impact Report for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program. OCTA owns and operates a regional park and ride facility and transit terminal with fifteen bus docks and 791 public parking spaces at the Fullerton Park and Ride facility located at 3000 West Orangethorpe Avenue. The site is approximately 10 acres and is located at the southwest corner of Orangethorpe Avenue and Magnolia Avenue, just north of the I-5 and SR-91 Interchange. Initial parking studies have shown that public parking is underutilized.

As you are aware, OCTA is in the conceptual planning phase for a potential mixed-use housing development project at the Fullerton Park and Ride facility. The conceptual project envisions repurposing the underutilized parking to facilitate development opportunities, while also preserving the transit and park and ride functions.

OCTA requests to continue to meet with City of Fullerton staff to discuss whether including the Fullerton Park and Ride in the HIOZ program could help facilitate potential development opportunities at the site. Please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,

Dan Phu
Manager, Environmental Programs

DP:tc

From: Chris Schaefer <Chris.Schaefer@cityoffullerton.com>
Sent: Friday, October 6, 2023 6:48 PM
To: Gaurav Srivastava; Nicole Cobleigh; Brandon Whalen-Castellanos; Catherine Tang Saez
Cc: Sunayana Thomas
Subject: FW: [EXTERNAL MAIL]HIOZ Proposal - Public Comment

Hey Guys,
Here is another public comment for the IS for the HIOZ (see below).
Thanks
Chris

Chris Schaefer, AICP
Planning Manager
City of Fullerton

p: 714.738.6884
e: chris.schaefer@cityoffullerton.com

From: Jeff Koskela <jeffkoskela609@gmail.com>
Sent: Wednesday, October 4, 2023 7:01 PM
To: Chris Schaefer <Chris.Schaefer@cityoffullerton.com>
Subject: [EXTERNAL MAIL]HIOZ Proposal

You don't often get email from jeffkoskela609@gmail.com. Learn why this is important

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and re

Chris Schaefer, AICP, Planning ManagerCity of Fullerton Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832-1775

Dear Mr. Schaefer,

With regard to the proposed HIOZ plan, please allow me to address my reservations with regard to the potential consequences were it to be implemented as currently written.

While housing development is needed for the stability of our city, this concept tends to upend years of checks and balances that have served our city in a way that has produced desirable residential neighbors and stable property values. I have already seen investors turn neighborhood residences into apartment houses by simply adding a second story garage or by completely mansioning a single family home. This process tends to crowd the existing homes and to fill the streets and driveways with a great number of cars. Single family homes that have been the backbone of our desirable city will now be threatened by the encroachment of multi story structures literally in back yards. Church properties that are normally only active on Sundays and a few week nights, now stand to become mega developments adjacent to our homes.
Mixed use may be fine for shopping centers that are underutilized but this is far from the ideal situation for residential areas.
To set aside the usual considerations as to density, sewer capacity, street congestion and the environment simply to bring in more housing stands to create an unregulated sprawl that will hurt existing homeowners.
The only net beneficiaries stand to be the developers at the cost of the long term individual homeowners.
I strongly urge more restraint than is written into this proposal for if it is made the standard for Fullerton, the damage may well be irrevocable.

Thank you for your consideration. I look forward to a revised proposal that would address the concerns that I have outlined and I know that I am not alone with my reservations with regard to this plan.

Jeff Koskela
Fullerton homeowne

Disclaimer: This electronic transmission, and any documents attached hereto, may contain confidential and/or legally privileged information. The information is intended only for use by the recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of information received in error is strictly prohibited.

JANE REIFER
149 W. WHITING • FULLERTON, CA • 92832
CLUTTERCONTROL@EARTHLINK.NET
PHONE: (714) 525-3678

October 9, 2023

Chris Schaefer, AICP, Planning Manager
City of Fullerton Community and Economic Development
303 W. Commonwealth Ave.
Fullerton, CA 92832-1775

Re: The Fullerton Housing Incentive Overlay Zone (HIOZ) Program Draft PEIR

Dear Mr. Schaefer,

Thank you for the opportunity to comment on the scope and content of the Fullerton HIOZ Program Draft PEIR. My goal is to preserve unique aspects of Fullerton's natural and built environment by pointing out impacts that don't look like they'll be mitigated properly, but I offer my apologies for not fully understanding the intricacies of CEQA. That said, I think it's important to attempt to preserve the best features of our community, and these scoping comments are my best attempt to include concepts that look like they may have been overlooked, misunderstood or not adequately addressed previously.

Fullerton has a unique feel and characteristics that I believe should be preserved WHILE addressing affordable housing needs. Some of the unique attributes are: historic landmarks and districts, historic-age or -eligible resources, Preserve America status, the original townsite, semi-rural areas, vernal as well as year-round creeks and riparian areas, and areas of vulnerable and disadvantaged populations.

There should be a discussion that analyzes impacts of the potential of new properties being added to the HIOZ after potential adoption.

Without seeing the specified percentage of affordability, maximum densities, and buildout (per focus area) overages, it is hard to understand the various environmental impacts Perhaps impacts in the PEIR should be analyzed at the different levels of affordability (10%, 15%, 20%), densities, etc.

This is important because a Statement of Overriding Considerations should not be granted for a Program that does not meet the stated goal of reaching RHNA numbers. I realize that PEIRs don't typically discuss this topic but there should be a discussion somewhere of when affordability deed restrictions or covenants expire. I also understand that PEIRs don't usually address economic issues, but the intensity of streamlining will open the city up for speculative housing investors which will accelerate housing unaffordability, and this should be discussed, perhaps in the program documents. I assume that there will be a discussion of how to address the significant impacts from the General Plan that were not able to be mitigated.

Cumulative Impacts

It is also important to know what the other proposed projects, programs, strategies or referenced policy action areas are going to be, in order to do a proper assessment of the cumulative impacts, including for surrounding cities.

There should be discussion of the environmental impacts of the density bonuses most HIOZ projects will subsequently be eligible for.

These factors should be included in the PEIR:

Aesthetics – 3.1
The scope should include Aesthetics factors for the reasons below.
a) Scenic vistas should be analyzed since City development standards often have not preserved public views and scenic vistas from unreasonable encroachment.
b) Should be included as a potential impact since neither the City nor the and the Initial Study have recognized, the existence of the eligible scenic highway portion that starts on the 57 freeway on the on the City's northern border.
c) Should be included since the City historically ignores its designated Scenic corridors and rural streets in most project analyses. Recent examples are the Harbor Complete Streets Project whose grant funding application was just approved., Hillcrest Park renovations, the Bastanchury Creek Greenbelt development, and the Pines at Sunrise Village. Trees that are part of scenic corridors are routinely removed without assessment. If handled as it has been historically, this project will conflict with applicable zoning and other regulations governing scenic quality. The included COAs are only for construction impacts.
In addition, a way to acknowledge the transition of formerly unique low-massed older neighborhoods abruptly being replaced by higher-rise cookie cutter architecture should be addressed.

Biological Resources – 3.4
The scope should include biological resources for the reasons below:
a) Please remedy the common exclusion of bats from Fullerton CEQA documents, including in the downtown, which was a known habitat for them. Also, pollinators, and a more thorough discussion of migratory and non-migratory birds.
b) Impacts should be analyzed in advance, since current policies continually miss the existence of the mapped riparian areas, including vernal streams. Recent examples: Bastanchury Creek Greenbelt (Bastanchury Creek), Pines at Sunrise (Euclid Creek), Hillcrest Park (Brea Creek and a tributary at the north end), Goodman Logistics (10 acres of historic trees and wildlife habitat). A public noticing process should be initiated so resources won't be lost or compromised
c) Impacts should be analyzed in advance since current mitigations aren't sufficient.
e) Several city tree policies are not included in the Community Forestry ordinance. Also, even though many city trees are landmark-eligible according to the ordinance, not a single one has ever been even nominated as a landmark, so these protections are only theoretical. Trees in scenic corridors are routinely removed. At the least, trees should be indicated on every application so the appropriate mitigations can be applied. Better, there should be a Program-wide analysis.

Population 3.14
(b) Displace substantial numbers of people. This should be analyzed since the project acknowledges the removal of significant amounts of residential housing with no guarantee that residents will be assisted or able to find replacement housing at their current rents. Fullerton has removed people from affordable housing situations for years without proper replacement housing. It would be the height of irony to do it again with this Project.

Odor and/or Air Quality Impact 3.3
Many new developments in Fullerton have laundry facilities that have exposed air ducts leading to the public right of way, subjecting pedestrians to laundry chemical fumes. Could a previous City Mitigation measure N-6 be adapted to say something like: The City shall require mechanical equipment from future development to be placed as far as practicable from pedestrian right of way and bus stops.

Cultural Resources 3.5
Fullerton is a Preserve America city, and prides itself on its historic homes, businesses, and neighborhoods, but it's shocking to learn how few protections these historic resources have. The vast majority of historic-age and designation-eligible properties in the city could be torn down at any time with a simple demolition permit; this has happened over and over again.

The scope should include cultural resources for the reasons below:

The proposed COAs apply to designated historic buildings, but not historic-age or designation-eligible structures and districts. Trenching and shoring precautions, for example, would not be taken on nearby eligible properties and could have significant impacts on the historic environment.

Also missing is a discussion about viewsheds and adjacent historic properties and districts within an APE, such as houses on Chapman and on Commonwealth. Maps should note historic-age structures so policies can be explored. A former planning director agreed that certain areas of Chapman and of Commonwealth, for example, should be removed from potential development. This would also preserve a type of non-acknowledged "scenic" corridor / historic vistas that currently exist by default because they are zoned for other purposes but have not yet been converted to those uses. For example, along Commonwealth and Chapman near the historic downtown neighborhoods, and Harbor Blvd between the downtown and Valencia Mesa Dr.

One of the reasons cultural resources should be part of the scope is that there is not an accurate method of recognizing which parcels have cultural / historic impact: Often the City's database does not acknowledge historic structures, and Fullerton has missed several of these, even in the past few years:

Bastanchury Creek Greenbelt, which was a designated future city park and a part of pre-history, 142 and 144 N. Yale Ave (did not acknowledge preservation zone status), ironwork attached and a mural painted on the historic Amerige Block with absolutely no acknowledgment of the building as a historic resource, Pathways of Hope project at 508-514 W. Amerige resulting in demolition of historic-age structures adjacent to designated cultural resources, inadequate CEQA analysis of Fox Block cultural resources impact in the Infill exemption), approval of plastic window replacements in historic Mariola Apartments. The City does not have accurate recognition and analysis of the cultural, historic, local impacts on cultural resources. If cultural resources aren't included in the PEIR, a public noticing process should be initiated so resources won't be lost or compromised as they come before staff.

If paleontological resources are being discussed in impact **Geology and Soils** 3.7(f), this should likely apply also to paleontological resources in the Cultural Resources factor.

Geology and Soils 3.7
The Initial Study Checklist says this factor won't be included in the scope, but has f) marked as potentially significant. Please reinstate.
Also add c) regarding liquefaction, landslide, collapse and lateral spreading due to the many slope and subsidence issues Fullerton has had over the years such as Verona, Hillcrest senior condos, Union Avenue., and many others. This might also affect Wildfire 3.20 d) since not all infill lots have been fully disturbed / developed.

Mandatory Findings of Significance – 3.21
a) Could have significant impacts since 3.21 b) predicates its some of its potential analysis on it.

Also, there is potential that the Raytheon parcel near the Bastanchury Creek Greenbelt could contain resources of California history and pre-history based on its proximity to resources recovered in a WPA archeological dig and local Rancho Los Coyotes-era adobes.

Transportation 3.17

City Mitigation TR-1 states: Prior to approval of any General Plan Amendment and/or Zone Change associated with the focused planning efforts for The Fullerton Plan Focus Areas, the City and/or project proponent shall prepare a detailed multi-modal analysis in order to determine specific impacts associated with the proposed General Plan Amendment and/or Zone Change, and where applicable, identify mitigation measures to reduce impacts to less than significant levels based on City adopted multi-modal thresholds.

a) Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Construction detours must be handled so as not to decrease these modes' performance. Current Traffic Control Plans do not include mitigations for impacts to bus, bike and ped construction impacts so the construction impacts conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. COA-AQ-6 is not adequate mitigation.

Fullerton is not meeting its Complete Streets obligations. The availability of Bus stops, benches, shelters and other amenities, has never been methodically analyzed. For example, City Roadway Characteristics maps should note bus, ped, and bike facilities. Development maps, and maps to City facilities should note bus stops, bike facilities, and significant lack of pedestrian facilities, if applicable. Analysis should include mention of High Speed Rail, Measure M "Go Local" bus or rail service, Measure M Community-Based Circulators, College Connector, Measure M Senior Mobility Programs, increased rail service, increased shared ride and taxi service, etc.

Impacts on the city's Bicycle Master Plan must be included.

Increased Hazards Due to a Design Feature or Incompatible Uses:
Since documentation has not been a standard part of city policies for pedestrian gap closure needs and conflict areas with other modes at driveways, parking lots and structures, freeway ramps, intersections, etc., many recent projects have produced increased hazards due to lack of coordination with this mode.

P514- Fair Share of Improvements -see also Public Services 3.15 below
This is an important concept. Bus, rail, biking, and walking should be considered part of general civic infrastructure. Asking new developments to pay impact fees to cover the cost of the new demand they induce is an accepted practice and is routine for roads, schools, libraries, parks, and parking structures. Transit needs to be a part of the impacts we consider when planning, both for long-term service implementation and short-term construction detours. As part of this standard inclusion, construction projects should discuss their potential impacts on the above transportation modes, both during construction and at the completed project. The fees should include the extra money it costs to provide bus detours and communicate detours to the users of the above modes.

Public Services 3.15

Bus Service – See General Plan Fair Share Policy P514, above.
Bus transit should be added to this section. At the least, OCTA should be consulted as to the likelihood of added new service as need increases.

New projects should have transit funding built into the project mitigations instead of depending solely on unreliable transit district, state and federal funds. In outlying areas without bus service, it is fair to have these areas help pay for the new service they induce. While helping to pay for new schools, roads, and parks, neighborhoods that have developed further from existing transit resources have never paid for the new transit service they've induced. OCTA is not able to fund new transit service alone. Anaheim is an example of a city that works with OCTA to provide better bus service, runs its own additional service, and even provides a unique funding source. Other models are Riverside's TUMF fees, and homeowners associations throughout the United States.

Land Use and Planning – 3.11

a) Physically Dividing an Established Community

Large buildings without pedestrian pass-throughs, where small building and surface parking lots once were, divide communities from a pedestrian, disabled person, and sometimes bicycle, perspective. Perhaps the historic concept of pedestrian "arcades" can be revived. At any rate, it's important to document which means of traversing concerned properties will no longer be as accessible compared with existing. Besides serving as a springboard to develop potential mitigations, it will help in creating the best pedestrian, special needs, and bicycle circulation.

Alternatives

I'd like to see a focus on the PEIR on viable alternatives rather than a quick jump to a Statement of Overriding Considerations. Please include an alternative that analyzes significant development in Harbor Gateway focus area and one that analyzes fewer HIOZ units but with a higher percentage of affordable units and one with lower densities but again, with a higher percentage of affordable units.

Appendices

Appendix A references density but not buildout. A referenced Appendix B was not included.

Thank you for your time and attention to these issues,

Sincerely,

Jane Reifer