

FULLERTON COLLEGE FACILITIES MASTER PLAN INITIAL STUDY

Prepared for:

North Orange County Community College District

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Fullerton College Facilities Master Plan Initial Study

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
ACRONYMS AND ABBREVIATIONS.....	III
1 INTRODUCTION.....	5
1.1 California Environmental Quality Act Compliance	6
1.2 Purpose of the Notice of Preparation and Initial Study	7
1.3 Availability of the Notice of Preparation and Initial Study	7
2 PROJECT LOCATION	9
3 PROJECT DESCRIPTION	11
3.1 Project Objectives	12
3.2 Environmental Setting	13
3.3 Proposed Facility Master Plan Elements	13
3.3.1 Proposed Construction	13
3.3.2 Proposed Building Renovations/Modernization	14
3.3.3 Proposed Demolition	15
3.3.4 Site Improvement Elements	15
3.4 Project Phasing.....	16
4 PUBLIC REVIEW PROCESS	19
5 SUMMARY OF FINDINGS	21
6 INITIAL STUDY CHECKLIST	25
6.1 Environmental Factors Potentially Affected.....	27
6.2 Determination	28
6.3 Evaluation of Environmental Impacts	29
6.3.1 Aesthetics.....	30
6.3.2 Agriculture and Forestry Resources.....	32
6.3.3 Air Quality	35
6.3.4 Biological Resources	37
6.3.5 Cultural Resources	41
6.3.6 Geology and Soils	43
6.3.7 Greenhouse Gas Emissions.....	46
6.3.8 Hazards and Hazardous Materials	47
6.3.9 Hydrology and Water Quality.....	51
6.3.10 Land Use and Planning	55
6.3.11 Mineral Resources	56
6.3.12 Noise	57

Fullerton College Facilities Master Plan Initial Study

TABLE OF CONTENTS (CONTINUED)

<u>Section</u>	<u>Page No.</u>
6.3.13 Population and Housing.....	60
6.3.14 Public Services.....	61
6.3.15 Recreation	63
6.3.16 Transportation and Traffic	64
6.3.17 Utilities and Service Systems.....	67
6.3.18 Mandatory Findings of Significance.....	69
7 REFERENCES AND PREPARERS.....	71
7.1 References Cited	71
7.2 List of Preparers.....	74

APPENDICES

- A NOP Distribution List
- B Biological Constraints Analysis

FIGURES

1	Regional Map.....	75
2	Local Vicinity	77
3	Existing Campus Land Uses	79
4	Proposed Campus Land Uses.....	81
5	Proposed Demolition	83

TABLES

1	Fullerton College Planning Projections	11
2	City of Fullerton Interior and Exterior Noise Standards.....	58
3	City of Fullerton Groundborne Vibration and Noise Impact Criteria.....	59

Fullerton College Facilities Master Plan Initial Study

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
AB	Assembly Bill
ADA	Americans with Disabilities Act
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CMP	Congestion Management Program
CO	carbon monoxide
District	North Orange County Community College District
EIR	environmental impact report
FEMA	Federal Emergency Management Agency
GHG	greenhouse gas
IS	initial study
LOS	level of service
NOP	notice of preparation
NO _x	oxides of nitrogen
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
SCAQMD	South Coast Air Quality Management District
SO ₂	sulfur dioxide
SR-	State Route
SWPPP	stormwater pollution prevention plan
VOC	volatile organic compound

Fullerton College Facilities Master Plan Initial Study

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1 INTRODUCTION

The North Orange County Community College District (District) is updating its Facilities Master Plan for its Orange County campuses: Cypress College, Fullerton College, and its School of Continuing Education in Anaheim. The 2011 Facilities Master Plan provides an analysis of the evolving student body and makes planning recommendations based on educational needs. The District is undertaking a comprehensive improvement and building program to make the upgrades and repairs of existing buildings, to construct new facilities to improve the safety and educational experience of those attending the colleges, and to meet projected enrollment based on growth in population and jobs and the state Chancellor's Office enrollment projections in accordance with the Measure J Facilities Bond Program.

Measure J was passed in November 2014 and will issue \$574 million in bonds to fund upgrades to technical job training facilities, aging classrooms, and veterans' amenities. Key Measure J priorities include the following: (1) upgrading antiquated science labs, lecture halls, technology, and instructional equipment to better prepare students for growing fields of study and high-skill careers; (2) enhancing classroom space and training centers as well as technically trained workers; (3) expanding veterans facilities and services as well as job placement centers to train and retrain veterans as they transition into the civilian workforce; and (4) making health and safety repairs, energy-efficient enhancements, and other needed facility renovations on each of the District's three campuses.

At Fullerton College, the District plans to construct the following projects as part of the Facilities Master Plan (proposed project):

- A new Welcome Center at the corner of East Chapman Avenue and North Lemon Street
- Two new instructional buildings, one south of the 1400 building and one south of the proposed parking on lot on East Chapman Avenue
- New Horticulture and Vocational Sciences Center
- New Child Development Center
- A new 840-space parking structure located west of Sherbeck Field and a pedestrian bridge from the parking structure to the Classroom Office 1400
- New parking lots north of Berkeley Avenue adjacent to the 3100 building and south of the Lemon Street parking structure
- Realignment of the campus access to the Centennial Parking Structure

Fullerton College Facilities Master Plan Initial Study

- A new Maintenance and Operations facility located north of the chiller plant, a thermal storage addition to the south of the chiller plant, and an addition on the east side of the chiller plant
- New storage, offices, and a small shower/locker room building to the north of the existing pool
- The addition of field lighting and 4,500 stadium seats to Sherbeck Field
- A new Performing Arts complex, sculpture garden, arts plaza, and campus quad, in the south campus quad at the southeast corner of East Chapman Avenue and North Lemon Street with renovation of the existing Wilshire Theater
- Renovation of Physical Education 1200 facilities to include a third sand volleyball court and renovations to Health Services, faculty offices, and the Wellness Center
- Renovation of Math 600, Business 300, Humanities 500, Campus Services 840, Administration 100, and the Fine Arts Gallery 1000
- Renovation of Academic Computing 3100
- New signage at key entry and exit points of the campus such as the intersection of North Berkeley Avenue and North Lemon Street, along Berkeley Avenue at Lot 5, along Berkeley Avenue south of Sherbeck Field, along Berkeley Avenue at Lot B-2 East, along East Chapman Avenue at North Lawrence Avenue, at the intersection of East Chapman Avenue and North Lemon Street (north and south of the intersection), and along North Lemon Street at Lot C West

It is anticipated that these improvements will be phased over a 10-year period.

1.1 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) serves as the main framework of environmental law and policy in California. CEQA emphasizes the need for public disclosure and identifying and preventing environmental damage associated with proposed projects. Unless the project or program is deemed categorically or statutorily exempt, CEQA is applicable to any project or program that must be approved by a public agency in order to be processed and established. The proposed project considered herein does not fall under any of the statutory or categorical exemptions listed in the 2016 CEQA Statute and Guidelines (California Public Resources Code, Section 21000 et seq.; 14 California Code of Regulations (CCR) 15000 et seq.) and, therefore, must meet CEQA requirements.

Considering the proposed project has the possibility of creating a significant impact, the preparation of an environmental impact report (EIR) is required by CEQA. The EIR will be

Fullerton College Facilities Master Plan Initial Study

analyzed at a program level because the proposed project fits under the scope of a program EIR (PEIR). The following summarizes Section 15168(a) of the CEQA Guidelines:

A PEIR is an EIR that may be prepared on a series of actions that can be characterized as one large project and are related either:

1. Geographically
2. As logical parts in the chain of contemplated actions
3. In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program
4. As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways.

1.2 Purpose of the Notice of Preparation and Initial Study

The intent of this document is to provide an overview and analysis of the environmental impacts associated with the proposed project (the implementation of the Facilities Master Plan) for Fullerton College by the District. This document is accessible to the public, in accordance with CEQA, in order to receive feedback and input on topics to be discussed in the PEIR.

1.3 Availability of the Notice of Preparation and Initial Study

The initial study/notice of preparation (IS/NOP) for Fullerton College is being distributed directly to numerous agencies, organizations, and interested groups and persons during the scoping period (see Appendix A for the IS/NOP distribution list). The IS/NOP is also available for review at the following locations:

- North Orange County Community College District Headquarters, 1830A W. Romneya Drive, Anaheim, California 92801
- Fullerton Public Library, 353 W Commonwealth Ave, Fullerton, California 92832

In addition, the IS/NOP is available online through the District website (<http://www.nocccd.edu/>).

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2 PROJECT LOCATION

Fullerton College occupies an approximately 70-acre site in the City of Fullerton in northern Orange County. The City of Fullerton is surrounded by La Habra and Brea to the north, Placentia to the east, Anaheim to the south, and Buena Park to the west. Figure 1 shows the campus's regional location. Specifically, Fullerton College is bounded by residential development to the north, south, and east and Fullerton Union High School to the west (see Figure 2). Fullerton College is located at 321 E. Chapman Avenue in the City of Fullerton. Fullerton College recently purchased two properties, located at 416 and 429 E. Chapman Avenue, which are also considered part of the proposed project site.

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Fullerton College Facilities Master Plan Initial Study

3 PROJECT DESCRIPTION

Fullerton College was formed in 1913 and is the District's oldest campus. As one of the first community colleges operating in California, it afforded students the opportunity to complete the first 2 years of college within their community. Fullerton Junior College was reorganized in 1922 as an independent junior college district, called the Fullerton Junior College District, although it shared a Board of Trustees with the High School District. The first Master Plan for the college dates to 1935. Fullerton College experienced major growth after World War II with the Servicemen Readjustment Act (the G.I. Bill of Rights) when many service men and women went back to school upon their return from war. Housing was ultimately the biggest problem on the campus. The City of Fullerton had already experienced a drought in the housing market in the 1920s and 1930s, and the problem only worsened after the war when veterans returned home to settle down and start families, only to find that there was no housing available. To help remedy the problem, the college established a Veterans Home in 1946, the only school-sponsored housing for G.I. students in Southern California. The transition from Fullerton Junior College District to the North Orange County Community College District began in 1964 when the residents of three school districts (Anaheim Union High School District, Brea-Olinda Unified School District, and Placentia Unified School District) elected to form an interim junior college district to be merged with the existing Fullerton Junior College District. This merger increased the District boundaries to 157 square miles and brought the first election of a District Board of Trustees (District 2011).

The campus is Spanish in style with a number of modernist buildings in the mix. The campus is very compact and is designed with multistory buildings with few interior roadways. A portion of the Fullerton Union High School campus remains on the Fullerton College campus (athletic fields and farm in the northwest corner). As shown in Table 1, Fullerton College had an enrollment of 24,512 students in 2015 and is projected to experience a peak enrollment of 27,701 students during the 10-year planning period (CCCCO 2016 and District 2016a).

Table 1
Fullerton College Planning Projections

Timing	Student Headcount Enrollment
Fall 2015	24,512
Fall 2025	27,701

Sources: California Community Colleges Chancellor's Office 2016; District 2016a

Fullerton College offers credit academic, career technical, and basic skills courses. The lower division credit courses lead to transfer and/or to one of one hundred associate degrees in academic and career technical majors. Many of the existing campus facilities have a long history of service, and there is a need to address aging infrastructure, deferred maintenance, and

Fullerton College Facilities Master Plan Initial Study

advances in educational technology (District 2011). To accommodate course and program demands and overall campus growth, Fullerton College proposes construction of a new Welcome Center at the corner of East Chapman Avenue and North Lemon Street; two new instructional buildings, one south of the 1400 building and one south of the proposed parking on lot on East Chapman Avenue; new additions to the Horticulture Lab Complex; a new 840-space parking structure located west of Sherbeck Field; new parking lots north of Berkeley Avenue adjacent to the 3100 building and south of the Lemon Street parking structure; realignment of the campus access to the Centennial Parking Structure; a new Maintenance and Operations building located north of the chiller plant and a thermal storage addition to the south of the chiller plant; new storage and a small shower/locker room building to the north of the existing pool; the addition of field lighting and 4,500 stadium seats to Sherbeck Field; a new Performing Arts complex in the south campus quad at the southeast corner of East Chapman Avenue and North Lemon Street with renovation of the existing Wilshire Theater; renovation of the Math 600 building; renovation of Physical Education 1200 facilities to include a third sand volleyball court and renovations to Health Services; faculty offices and the Wellness Center; renovation of Business 300 and Humanities 500 buildings; renovation of Campus Services 840, Administration 100, and the Fine Arts Gallery 1000; and new signage at key entry and exit points of the campus.

3.1 Project Objectives

- Update and modernize existing building and facility space to meet the District's instructional needs.
- Construct new buildings and facilities to meet current and future instructional needs and the District's academic mission.
- Increase academic square foot efficiency, through renovation and construction of new buildings and facilities to maximize functional space.
- Accommodate growth in the student body and within academic divisions over the planning horizon.
- Expand veterans' facilities and services to train and retrain veterans as they transition into the civilian workforce.
- Construct new parking facilities to improve the parking deficit.
- Implement health and safety repairs, energy-efficient enhancements, water conservation, Americans with Disabilities Act (ADA) access, building security, National Fire Protection Associations Life Safety Code requirement upgrades, mass communication system, lock-down capabilities, and other needed facility renovations.

3.2 Environmental Setting

Fullerton College has a long history beginning in 1913 and currently houses 47 buildings. The campus is surrounded by development with few opportunities for outward expansion. The campus is served by two freeways, State Route (SR-) 91 and SR-57, and the campus is proximate to other educational facilities, including Fullerton High School and California State University, Fullerton. The campus is on a gentle slope that is higher in the north of campus and lower in the south of campus. The campus is designed for pedestrians, and no bicycle riding is allowed on campus. Students walk their bicycles in to park them on campus.

3.3 Proposed Facility Master Plan Elements

This section provides a description of the various components of the proposed project evaluated in this IS. Specific components include buildings and facilities proposed for construction, renovation, and demolition, as well as site improvements.

3.3.1 Proposed Construction

Based on the information contained in the Facilities Master Plan (District 2015), some Master Plan elements (identified below) would be assessed at the program level because specific project details are not known at this time. Other Master Plan elements (also identified below) have detailed information available and would receive project-level assessment. See Figure 3 for existing campus land uses and Figure 4 for proposed campus land uses.

Project elements include the following:

- **Welcome Center.** The proposed Welcome Center would be located northeast of the East Chapman Avenue and North Lemon Street intersection, to make it accessible and visible to students, visitors, and the community.
- **New Instruction Building.** This building would be located between the Classroom Office 1400 and Physical Education 1200.
- **Chapman Newell Instructional Building.** This new instructional building will provide a buffer between the neighborhood and proposed parking along East Chapman Avenue.
- **Horticulture and Vocational Services Center.** New greenhouses would be constructed along with an instructional facility that will include lecture space as well as lab space for the biotech program and kitchen facilities for the food/nutrition program.
- **New Centennial Parking Structure.** This would be an 840-space parking structure located west of Sherbeck Field. A pedestrian bridge from the parking structure to the Classroom Office 1400 building is proposed.

Fullerton College Facilities Master Plan Initial Study

- **Realignment of Campus Access to the Centennial Parking Structure.** Realign the primary one-way access from Berkeley Avenue (north) to the proposed structure and then from the structure to Berkeley Avenue (east).
- **New Parking Lots.** New parking lots are proposed for the site north of Berkeley Avenue (location of the Berkeley 3000 building, which is proposed for demolition), south of the Lemon Street Structure, south of the Safety 1500 building, south of East Chapman Avenue, and east of North Newell Place.
- **Berkeley Center.** This building would be demolished to accommodate 300 additional student parking spaces.
- **New Maintenance and Operations Facility and Thermal Energy Storage.** The new Maintenance and Operations facility would be located west of the Centennial Parking Structure and north of the chiller plant. The Thermal Energy Storage building would be located south of the chiller plant.
- **Aquatics Center.** The Aquatics Center would have a storage and small shower/locker room and office building added to the north of the existing pool.
- **Sherbeck Field Improvements.** Field lighting and 4,500 stadium seats would be added to the existing Sherbeck Field. The addition of lighting would allow instructional classes and athletic events to take place until 10:00 p.m. The field would be used by the football team for fall football practice, five home games and the possibility of post season contests, spring football practice, and summer football practice; the soccer team for games; the men's and women's cross-country teams for practice and conditioning; the baseball and softball teams during inclement weather (occurs once or twice a year); and by the Physical Education Department for classes taught throughout the year. Outside groups such as the Rosary High School girls' soccer team and Hope University's men's and women's soccer teams may also use the field.
- **New Performing Arts Complex.** The Performing Arts Complex is a replacement building complex that would define the South Campus Quad, and includes renovation of the historic Wilshire Theater..

3.3.2 Proposed Building Renovations/Modernization

Due to the age and condition of the existing buildings, the Facilities Master Plan emphasizes renovation and modernization of existing facilities. The goals of the proposed renovations are to maximize functional space, eliminate nonfunctional space, and improve efficiency/utilization of existing facilities. Building renovations could include new energy-efficient lighting; ceilings; paint; flooring; casework; elevators; ADA access; ADA-compliant restrooms; stairwells; and heating, ventilation, and air conditioning systems. In some cases, interior walls could be removed

Fullerton College Facilities Master Plan Initial Study

or modified. Figure 4 shows the buildings proposed for renovation. The following renovations are proposed and would be addressed at the project level:

- Math 600
- Physical Education 1200 – Wellness Center, faculty offices, and Health Center
- Wilshire Theater 2100
- Business 300
- Humanities 500
- Campus Services 840
- Administration 100
- Fine Arts Gallery 1000
- Academic Computing 3100

3.3.3 Proposed Demolition

The following facilities would be removed as part of implementation of the Facilities Master Plan and would be assessed at the project level. Figure 5 shows the proposed demolition and removals.

- Berkeley Center 3000
- Horticulture 1600 buildings
- Theater Arts 1300
- Music 1100
- A 1957 addition to Administration 100
- Student Services 2000
- 2300–Media Services/Academic Computing/Maintenance and Operation Shops
- Classrooms 1955–60
- Classrooms 1901–04
- Office 2200

3.3.4 Site Improvement Elements

Various site improvement elements are included in the Facilities Master Plan and would be assessed at the project level.

Fullerton College Facilities Master Plan Initial Study

Vehicular Circulation

Primary vehicular circulation is on public streets that surround the campus (Berkeley Avenue, East Chapman Avenue, and North Lemon Street). There is a need to improve circulation and connections on campus between the campus north of Berkeley Avenue and south of East Chapman Avenue, as well as within the main campus. Vehicular drop-off points need to be clearly identified. The campus is not open to bicycles or skateboards.

Pedestrian Circulation

Fullerton College is primarily a pedestrian-oriented campus, but there is a need for more pathways for pedestrians, particularly for students parking in the north who then walk across parking lots to access instructional buildings in the south of campus.

Other Improvements

Entryways to the campus need to be more clearly defined with signage.

3.4 Project Phasing

The Facilities Master Plan would be implemented in two phases with unscheduled projects beyond Year 6. The proposed construction phasing is outlined below.

Phase 1 (2017–2018)

- New Instruction Building South of East Chapman Avenue
- Sherbeck Field Improvements
- Centennial Parking Structure
- Building 500 Renovation
- New Maintenance and Operations Building, Thermal Energy Storage, and Chilled Water Plant Expansion

Phase 2 (2019–2022)

- Building 300 Renovation
- New Horticulture/Lab School/Vocational Science Center
- New Performing Arts Complex – Phase 1
- New Welcome Center
- New Instructional Building

Fullerton College Facilities Master Plan Initial Study

Unscheduled

- New Performing Arts Complex – Phase 2
- Performing Arts/Wilshire Theater Renovation
- Renovate Building 2100
- Renovate Building 600
- Renovate Building 100
- Renovate Building 840 Campus Services
- Renovate Health Center
- Renovate Building 1000 Fine Arts Gallery
- Renovate Faculty Lounge and Offices
- Renovate Building 3100
- Parking Lot Improvements at Building 3000

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4 PUBLIC REVIEW PROCESS

Required Permits and Approvals

The lead agency, the District, is responsible for CEQA clearance and site plan review. A public agency, other than the lead agency, that has discretionary approval over the project is known as a “responsible agency,” as defined by the CEQA Guidelines (14 CCR 15000 et seq.). The responsible agencies and their corresponding approvals for this project include the following:

State of California

- Division of the State Architect (approval of construction drawings)
- Department of Toxic Substances Control (any activity that may involve the hazardous waste handling and disposal)

Regional Agencies

- Santa Ana Regional Water Quality Control Board (National Pollutant Discharge Elimination System Permit)
- Orange County Fire Authority (emergency access)

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5 SUMMARY OF FINDINGS

The District finds that the proposed project could have a significant adverse effect on the environment based on the results of the IS checklist, as described in Section 6. Potentially significant effects have been identified, and the District has decided to prepare a PEIR to address these impacts, as described below:

1. **Aesthetics:** The proposed project could have a substantial effect by degrading the existing visual quality of a site or creating a new source of substantial light or glare. See Section 6.3.1, Aesthetics, for additional information.
2. **Agriculture and Forestry Resources:** The proposed project would not have an impact on agricultural resources. See Section 6.3.2, Agriculture and Forestry Resources, for additional information.
3. **Air Quality:** Short-term, construction-related impacts are anticipated to occur due to fugitive dust and emissions from vehicles. The operational phase of the proposed project could also result in a substantial increase in emissions. To accurately determine the proposed project's potential impacts on air quality, further analysis will be required. Impacts are considered potentially significant. See Section 6.3.3, Air Quality, for additional information.
4. **Biological Resources:** The proposed project would not result in significant impacts to special-status wildlife and plant species, and habitat on the project site or interfere with the movement of a migratory wildlife species. Impacts are considered less than significant. See Section 6.3.4, Biological Resources, for additional information.
5. **Cultural Resources:** The proposed project could have the potential to expose cultural, archaeological, or paleontological resources during ground-disturbing activities, or cause a substantial adverse change in the significance of a historical resource. Impacts are considered potentially significant. See Section 6.3.5, Cultural Resources, for additional information.
6. **Geology and Soils:** The proposed project could expose people or structures to adverse risks associated with hazardous geologic or soil conditions. Impacts are considered potentially significant. See Section 6.3.6, Geology and Soils, for more information.
7. **Greenhouse Gas Emissions:** The proposed project would result in temporary construction-related emissions. During the operational phase, emissions would also increase due to higher energy usage. To accurately determine the proposed project's potential impacts on greenhouse gas emissions, further analysis will be required. Impacts are considered potentially significant. See Section 6.3.7, Greenhouse Gas Emissions, for additional information.

Fullerton College Facilities Master Plan Initial Study

8. **Hazards and Hazardous Materials:** The proposed project could introduce hazardous materials to people or the environment. To determine the proposed project's potential hazardous materials impacts, further analysis will be required. Impacts are considered potentially significant. See Section 6.3.8, Hazards and Hazardous Materials, for additional information.
9. **Hydrology and Water Quality:** Construction activities associated with implementation of the proposed project could have the potential to result in temporary construction-related impacts on water quality from erosion and sedimentation. Proposed project operation could violate water quality standards or waste discharge requirements, deplete groundwater supplies, and degrade water quality. Impacts to hydrology and water quality will be analyzed further in the PEIR. See Section 6.3.9, Hydrology and Water Quality, for additional information.
10. **Land Use and Planning:** The proposed project could conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Impacts to land use and planning will be analyzed further in the PEIR. See Section 6.3.10, Land Use and Planning, for more information.
11. **Mineral Resources:** The proposed project would not have an impact on mineral resources. See Section 6.3.11, Mineral Resources, for additional information.
12. **Noise:** The proposed project could expose persons to noise levels that exceed standards or to excessive groundborne vibration or groundborne noise levels, and result in a substantial permanent, temporary, or periodic increase in ambient noise levels during construction or operation. Noise impacts will be analyzed further in the PEIR. Refer to Section 6.3.12, Noise, for more information.
13. **Population and Housing:** The proposed project would not divide an established community or displace people or housing. However, the proposed project could induce substantial population growth. Population and housing impacts will be analyzed further in the PEIR. See Section 6.3.13, Population and Housing, for more information.
14. **Public Services:** The proposed project could result in impacts to fire protection and police protection due to access issues and possible disturbances from project construction and operation. See Section 6.3.14, Public Services, for additional information.
15. **Recreation:** The proposed project would not have an impact on recreational facilities. See Section 6.3.15, Recreation, for additional information.
16. **Transportation and Traffic:** During construction and operation of the proposed project, increases in traffic due to construction worker commutes, equipment and materials deliveries, and increases in student enrollment and campus visitors may occur. The proposed project could also introduce hazards to roadways, walkways, and bike paths.

Fullerton College Facilities Master Plan Initial Study

This impact will be analyzed further in the PEIR. See Section 6.3.16, Transportation and Traffic, for additional information.

17. **Utilities and Service Systems:** The proposed project could have a significant impact on utilities and service systems since it may require construction of new stormwater drainage facilities and water and wastewater treatment facilities and could require new or expanded water entitlements or resources. The proposed project would be required to comply with solid waste statutes and would be required not to adversely impact landfill capacity. See Section 6.3.17, Utilities and Service Systems, for additional information.
18. **Mandatory Findings of Significance:** The proposed project could result in significant impacts. See Section 6.3.18, Mandatory Findings of Significance, for more information.

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Fullerton College Facilities Master Plan Initial Study

6 INITIAL STUDY CHECKLIST

1. Project title:

Fullerton College Facilities Master Plan

2. Lead agency name and address:

North Orange County Community College District
1830 W. Romneya Drive
Anaheim, California 92801

3. Contact person and phone number:

Richard Williams, District Director, Facilities Planning and Construction, 714.808.4893

4. Project location:

Fullerton College
321 E. Chapman Avenue
Fullerton, California 92832

5. Project sponsor's name and address:

North Orange County Community College District
1830A W. Romneya Drive
Anaheim, California 92801

6. General plan designation:

School

7. Zoning:

P-L Public Land (except for Chapman-Newell property which is zoned Office-Professional)

8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

The District plans to prepare a PEIR to provide the public and responsible agencies with information about the potential environmental effects of the proposed Facilities Master

Fullerton College Facilities Master Plan Initial Study

Plan improvements for Fullerton College, located in Fullerton, California. The Facilities Master Plan provides an analysis of the evolving student body and makes planning recommendations based on educational needs. The District is undertaking a comprehensive improvement and building program to make the upgrades and repairs to existing buildings and to construct new facilities to improve the safety and educational experience of those attending the colleges in accordance with Measure J.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

Fullerton College occupies an approximately 70-acre site in the City of Fullerton in northern Orange County. The City of Fullerton is surrounded by La Habra and Brea to the north, Placentia to the east, Anaheim to the south, and Buena Park to the west. Figure 1 shows the campus's regional location. Specifically, Fullerton College is bounded by residential development to the north, south, and east and Fullerton Union High School to the west (see Figure 2).

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

- Division of the State Architect for approval of construction drawings
- Department of Toxic Substances Control for any activity that may involve the hazardous waste handling and disposal
- Occupational Health and Safety Administration to be notified of the proposed construction, renovation, and demolition plans
- Santa Ana Regional Water Quality Control Board for the issuance of a National Pollutant Discharge Elimination System Permit
- Orange County Fire Authority for review of project design regarding emergency access

Fullerton College Facilities Master Plan Initial Study

6.1 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.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology and Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards and Hazardous Materials	<input checked="" type="checkbox"/> Hydrology and Water Quality
<input checked="" type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input checked="" type="checkbox"/> Population and Housing	<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation and Traffic	<input checked="" type="checkbox"/> Utilities and Service Systems	<input checked="" type="checkbox"/> Mandatory Findings of Significance

Fullerton College Facilities Master Plan Initial Study

6.2 Determination

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier 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

11/4/2016

Date

6.3 Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Fullerton College Facilities Master Plan Initial Study

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

6.3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Less-Than-Significant Impact. The proposed project involves construction of a variety of structures, renovation of several existing structures, pedestrian and access road improvements, entryway improvements, and parking structure/lots on the Fullerton College campus as part of the Facilities Master Plan. Some of the structures would be large, multistory buildings, which could obstruct views of the surrounding area. Construction activities, including grading and excavation, could have a temporary impact on views due to the presence and staging of equipment. However, the area surrounding the project site is characterized by public, residential, religious institution, and

Fullerton College Facilities Master Plan Initial Study

commercial uses. The City of Fullerton General Plan does not identify any scenic areas or vistas in the vicinity of the campus. There is a designated scenic corridor at the intersection of Brea Boulevard and Harbor Boulevard approximately 0.4 mile northwest of the project site (City of Fullerton 2012a); however, Fullerton College is located in an area where the presence of existing development limits the availability of views to this scenic corridor.

No nature preserves are located within the City, but several parks are located throughout the City. The closest parks are Hillcrest Park and Byerrum Park located approximately 0.1 and 0.3 mile away, respectively; however, Fullerton College is located in an area where the presence of existing development limits the availability of views to nearby parks. As discussed, there are no scenic vistas visible to or from the project site. Therefore, impacts would be less than significant. This topic will not be analyzed further in the PEIR.

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

Less-Than-Significant Impact. The proposed project involves construction of a variety of structures on the Fullerton College campus, some of which could obstruct views of the surrounding area. Construction activities, including grading and excavation, could have a temporary impact on views due to the presence and staging of equipment. According to the California Department of Transportation (Caltrans 2016), the nearest eligible scenic roadway is the stretch of SR-57 from SR-90 to SR-60, which is approximately 1.9 miles from the project site at its closest point. This highway is not an officially designated scenic roadway, but it is considered eligible. There are no designated scenic roadways within the project vicinity. Additionally, there are no County of Orange designated scenic highways within the vicinity of the campus (County of Orange 2005). The proposed project would not damage scenic resources within a state scenic highway, and no further analysis is required. This topic will not be analyzed further in the PEIR.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings?***

Potentially Significant Impact. The proposed project entails implementation of the Facilities Master Plan for the Fullerton College campus. Because it introduces a wide variety of projects to the campus, implementation of the proposed project could substantially impact the visual character and quality of the site and its surroundings. New construction and renovation would occur in the campus periphery, which would be most visible to surrounding viewers. The District's intent is to update and modernize existing

Fullerton College Facilities Master Plan Initial Study

building space and construct new buildings to meet current and future instructional needs and the District's academic mission. The visual character and quality of the project site would be enhanced through the construction of facilities with consistent architectural themes. The proposed project could possibly degrade the view for residents near the campus. Impacts are potentially significant and will be examined further in the PEIR.

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

Potentially Significant Impact. New sources of light and glare could be introduced as a result of the proposed project. Additional exterior and interior lighting would likely be added upon construction of the new facilities on campus. Windows and other reflective features associated with newly renovated and constructed facilities could also introduce glare to the project site and the surrounding areas. Although light and glare considerations would be factored into the design of individual buildings, further analysis is necessary to understand if light and glare would adversely affect day or nighttime views in the area or have a cumulative impact since multiple new buildings are proposed under the Facilities Master Plan. Impacts are potentially significant and will be analyzed further in the PEIR.

6.3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fullerton College Facilities Master Plan Initial Study

	Potentially Significant Impact	Less Than Significant 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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 proposed project would not convert farmland to nonagricultural use. The entire project site and project vicinity are designated as urban and built-up land, pursuant to the Farmland Mapping and Monitoring Program of the California Natural Resources Agency (DOC 2016). A parcel of Prime Farmland, located in Placentia, is located approximately 4.7 miles east of the campus and appears to contain a dirt lot on the entirety of the site. Additionally, a parcel of land designated as a mixture of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland is located approximately 4.8 mile northwest of the campus in Yorba Linda (DOC 2016). The site appears to contain several rows of crops. The proposed project would not occur within these isolated Farmland locations, and would not result in the conversion of this land to nonagricultural use. Therefore, no impact would occur, and no further analysis is required in the PEIR.

Fullerton College Facilities Master Plan Initial Study

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

No Impact. The Williamson Act, also known as the California Land Conversion Act of 1969 (California Government Code, Section 51200 et seq.), preserves agricultural and open space lands from the conversion to urban land uses by establishing a contract between local governments and private landowners to voluntarily restrict their land holdings to agricultural or open space use. The project site is not located on any lands with Williamson Act contracts.

The Fullerton College campus is designated as public land (P-L) in the City of Fullerton General Plan Land Use map (City of Fullerton 2016a). The area west of the project site consist of public land (P-L), two-family residential preservation (R-2P), limited density multi-family residential (R-3), limited density multi-residential preservation (R-3P), and central business district (C-3). The area to the north of the project site consists of single family residential (R-1), single family residential preservation (R-1P), and limited density multi-family residential (R-3) (City of Fullerton 2016a). East of the project site consists entirely of single-family residential (R-1), and south of the project site consists of office professional land (O-P) and public land (P-L) (City of Fullerton 2007). None of these zones allows agricultural uses. Additionally, according to the City of Fullerton General Plan EIR, less than 1% (approximately 5.3 acres) of the City is devoted to agricultural uses (City of Fullerton 2012b). Due to the developed nature of the site and surrounding land, the proposed project would not conflict with existing zoning for agricultural use. Therefore, there would be no conflict with agriculturally zoned land, and no further analysis is required in the PEIR.

- 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 discussed previously, the project site is designated as public land, except for the Chapman-Newell parcel which is zoned Office-Professional. The surrounding land consists of commercial and residential uses (City of Fullerton 2007, 2016a). All construction would take place on the Fullerton College campus, and the proposed project would not conflict with existing zoning or cause rezoning of any forest or timberland since none of those land types are located within the vicinity of the project site. No impact would occur, and no further analysis is required in the PEIR.

Fullerton College Facilities Master Plan Initial Study

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

No Impact. The proposed project is located in an urban, developed area and is not located within or in the vicinity of forest land. The closest forests are located in the Chino Hills State Park and Cleveland National Forest, approximately 5.5 miles northeast and 13.8 miles southeast, respectively, of the project site (USFS 2016). The proposed project would not contribute to the loss of forest land, and no impact would occur. No further analysis is required in the PEIR.

- 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. No farmland or forest land exists within the vicinity of the project site, as described in Sections 6.3.2(a)–(d). Therefore, no farmland or forests would be converted for nonagricultural or non-forest use due to the proposed project. No impact on farmland or forest land would occur due to the proposed project; therefore, no further analysis is required in the PEIR.

6.3.3 Air Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fullerton College Facilities Master Plan Initial Study

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

Potentially Significant Impact. The City of Fullerton is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Air Quality Management Plan, prepared by SCAQMD, incorporates planning projections to devise a plan to meet federal and state air quality requirements. The proposed project would increase air pollutants in the short term due to construction activities, and long-term increases would likely result from an increase in student enrollment. An increase in commuting students and visitors would likely result in an increase in vehicular pollutants and pollutants associated with campus operations, compared to the current campus emissions levels. Campus energy demands would likely increase due to expanded enrollment and the increased number of buildings on campus, potentially contributing to an increase of criteria air pollutant emissions. These scenarios would introduce more air pollutants into the proposed project area and could potentially obstruct implementation of the Air Quality Management Plan. These issues will be analyzed further in the PEIR.

- b) ***Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?***

Potentially Significant Impact. The proposed project could violate an air quality standard or contribute substantially to an air quality violation. Construction of the proposed project would result in a temporary addition of pollutants to the local airshed caused by soil disturbance, dust emissions, and combustion pollutants from on-site construction equipment, as well as from construction worker vehicles, vendor/delivery trucks, and off-site haul trucks. Oxides of nitrogen (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 (PM_{2.5}), and sulfur dioxide (SO₂) emissions would primarily result from the use of construction equipment and motor vehicles. Volatile organic compound (VOC) emissions would result from architectural coating. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and, for dust, the prevailing weather conditions.

Long-term air pollution could result from vehicular emissions and campus operations. An increase in student enrollment could contribute to additional criteria air pollutant emissions. Campus energy demands would likely increase due to the development of the new buildings, contributing to an increase of criteria air pollutant emissions. To determine the proposed project's potential for violating any air quality standards, further analysis is required in the PEIR.

Fullerton College Facilities Master Plan Initial Study

- c) *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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?*

Potentially Significant Impact. The proposed project could result in a cumulatively considerable net increase of criteria pollutants under nonattainment according to a federal or state standard. Criteria pollutants under nonattainment in the South Coast Air Basin include ozone and particulate matter (PM₁₀ and PM_{2.5}) (SCAQMD 2013). Ozone emitted from construction vehicles and commuter vehicles could contribute to long-term air quality impacts. Particulate matter emitted from construction activities could contribute to temporary impacts. Further investigation is required to determine the proposed project's potential to result in a considerable net increase of these criteria pollutants. These issues will be analyzed further in the PEIR.

- d) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Potentially Significant Impact. Sensitive receptors include population groups that are susceptible to the effects of air pollutants. Sensitive receptors include the elderly, children, those with serious medical conditions, and any other group considered sensitive to the harmful effects of air pollutants. Sensitive receptors located within the vicinity of the campus include nearby residences, Raymond Elementary School, and Fullerton Union High School. Substantial pollutant concentrations could result from project construction activities and campus operations. Further analysis is required regarding the amount of criteria air pollutant emissions that would result from the proposed project and whether this would be considered substantial. This issue will be analyzed further in the PEIR.

- e) *Would the project create objectionable odors affecting a substantial number of people?*

Potentially Significant Impact. It is possible that odors could be released during construction activities and while the new facilities are in operation. Pre-construction and construction activities include grading and painting, which could result in the temporary release of objectionable odors. While in operation, odors associated with waste and chemicals used for cleaning and facility maintenance could be released from the project site. This issue will be analyzed further in the PEIR.

6.3.4 Biological Resources

Information in this section is based on a general reconnaissance biological survey conducted by Dudek biologist Ryan Gilmore on October 11, 2016. Based on the results of the survey, a Biological Constraints Analysis has been prepared and is provided as Appendix B of this IS.

Fullerton College Facilities Master Plan Initial Study

	Potentially Significant Impact	Less Than Significant 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 ² or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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. On October 11, 2016, Dudek Arborist/Biologist Ryan Gilmore performed a general biological investigation of the project site, plus a 200-foot buffer totaling approximately 123.67 acres (study area). The purpose of the general survey was to identify vegetation communities and land covers, and identify potential habitat for any

² The California Department of Fish and Game (CDFG), effective September 2012, changed its name to the California Department of Fish and Wildlife (CDFW).

Fullerton College Facilities Master Plan Initial Study

threatened, endangered, or otherwise special-status species that may occur within the study area. No focused, protocol-level surveys for plants or wildlife were conducted.

Raptors that breed in wooded areas which may occur within the study area include American kestrel (*Falco sparverius*), barn owl (*Tyto alba*), Cooper's hawk (*Accipiter cooperii*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), and great horned owl (*Bubo virginianus*). Other species that may over-winter or visit the study area include ferruginous hawk (*Buteo regalis*), northern harrier (*Circus cyaneus*), and sharp-shinned hawk (*Accipiter striatus*).

A limited number of wildlife species was observed or detected during the general field survey of the study area, including a total of 6 bird species. Bird species included American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), rock dove (*Columba livia*), European starling (*Sturnus vulgaris*), house finch (*Carpodacus mexicanus*), and house sparrow (*Passer domesticus*). No raptors or active nests were observed during the site visit.

If trees were to be removed during proposed project activities, this could have a substantial adverse effect on these special-status avian species because these trees could potentially provide nesting opportunities for bird and raptor species protected under the California Fish and Game Code and the Migratory Bird Treaty Act of 1918.

Impacts to nesting bird and raptor species would be considered potentially significant if implementation of the proposed project would require removal or substantial trimming of healthy mature trees during the bird nesting season. Thus, the proposed project would be required to comply with the Migratory Bird Treaty Act in order to reduce impacts to nesting bird habitat.

Vegetation clearing should be undertaken outside the nesting season (February through August) in order to avoid impacting nesting birds. If construction activities must occur during the nesting season, then all suitable habitat should be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of any vegetation clearing. Typically, if an active nest is detected, then an appropriate avoidance buffer around the nest, as determined by a qualified biologist, is flagged and avoided until the nesting cycle is complete.

Upon compliance with the Migratory Bird Treaty Act, impacts to candidate, sensitive, or special-status species would be less than significant. This topic will not be analyzed further in the PEIR.

Fullerton College Facilities Master Plan Initial Study

- 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?*

No Impact. The project site consists of developed land, ornamental plantings, ruderal vegetation communities/land covers, and transportation uses (see Figure 3 of Appendix B), according to a general reconnaissance biological survey conducted on the Fullerton College campus. These are not natural vegetation communities considered sensitive by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. The project site is not located in riparian habitat or a sensitive natural community, and the project would not have an adverse effect on these habitats. Therefore, no impacts would occur and no further analysis is required. This topic will not be analyzed further in the PEIR.

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact. The project site does not support any aquatic resources regulated by the ACOE, or the CDFW as jurisdictional wetlands, “waters of the U.S.,” or “waters of the State.” No drainages were observed within the study area. The closest aquatic resource is Brea Creek (concrete box channel or wash) located 0.12 miles to the west at its closest approach. Therefore, the proposed project would have no adverse effect on federally protected wetlands.

- 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. Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation; they may be continuous habitat or discrete habitat islands that function as stepping stones for wildlife dispersal.

No wildlife corridors or habitat linkages were identified near the study area. Given the extent of existing development north, east, south, and west of the project site and the campus’ location between several busy vehicular thoroughfares, the study area is expected to support limited wildlife movement, and lacks intact connectivity to other

Fullerton College Facilities Master Plan Initial Study

major habitat reserve areas. Therefore, the proposed project would have a less than significant impact on the migratory movement of any wildlife species.

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

No Impact. The City of Fullerton Municipal Code Chapter 9.06 Community Forestry states that no person shall injure, prune, or remove any public tree growing within the city public right-of-way (parkways, parks, and areas around public buildings) without a permit from the Director of Maintenance Services. Furthermore, no person shall injure, prune, or remove a landmark tree. Landmark trees are defined as any tree found to be of high value because of its species, size, age, or historic associations and have been designated by the City Council. Landmark trees are designated by the City and identified on maps filed in the Planning Department.

Dudek contacted the City on October 10, 2016 to determine the potential locations of landmark trees within the study area. The City stated that there are currently no official landmark trees as designated by the past or present City Council decree. Therefore, there are no landmark trees within the study area or project site. Therefore, the proposed project would not conflict with local policies or ordinances protecting biological resources and there would be no impact.

- 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. Exhibit 25 of the City of Fullerton General Plan does not identify Habitat Conservation areas within the vicinity of the project site (City of Fullerton 2012c). The project site is not identified on a regional or state conservation plan. Consequently, the project would not conflict with provisions of an adopted habitat conservation plan or natural community conservation plan. This issue will not be analyzed further in the PEIR.

6.3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant 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 as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fullerton College Facilities Master Plan Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

Potentially Significant Impact. Renovations are planned for several existing facilities on campus, which were constructed more than 50 years ago. A historical resources survey will be performed to determine whether these, or any other buildings or structures, are considered historically significant as defined in the CEQA Guidelines, Section 15064.5. Further analysis is required, and this topic will be addressed in the PEIR.

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

Potentially Significant Impact. Excavation would occur to create the foundations for new facilities. Archaeological resources could be adversely altered or damaged as a result of these activities. Therefore, impacts are potentially significant and will be analyzed further in the PEIR.

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

Potentially Significant Impact. Excavation and ground-disturbing activities associated with the construction of the proposed project could adversely alter geological features and paleontological resources, causing potentially significant impacts. A paleontological study will be required and will be included in the PEIR.

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

Potentially Significant Impact. Excavation would occur to create foundations for new facilities. Although it is unlikely due to previous ground disturbance, human remains

Fullerton College Facilities Master Plan Initial Study

could be located within the project site and could be disturbed by these activities. This topic will be analyzed further in the PEIR.

6.3.6 Geology and Soils

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project expose people or structures to 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.*

Potentially Significant Impact. The proposed project could expose people or structures to the adverse effects of fault rupture. The proposed project site is located in the La Habra Quadrangle. No active fault lies directly underneath the

Fullerton College Facilities Master Plan Initial Study

project site; however, the Whittier Fault Zone is located 4.5 miles northeast of the proposed project site (DOC 2015). The nearest fault line includes the El Modeno and Peralta Hills faults, located in the City of Anaheim, approximately 3.0 miles southeast of Fullerton College. The Los Alamitos Fault, at its closest point, is 10.75 miles southwest of the project site in the City of Los Alamitos. Farther away are the Newport-Inglewood Fault Zone and Chino Fault (Caltech 2016). Due to the proximity to fault zones, the campus could be vulnerable to the effects of fault rupture. Impacts associated with fault rupture are potentially significant and will be analyzed further in the PEIR.

ii) ***Strong seismic ground shaking?***

Potentially Significant Impact. Given the campus's proximity to the El Modeno and Peralta Hills faults and Whittier Fault Zone, 3.0 miles and 4.5 miles, respectively, the site would be vulnerable to the adverse effects of strong seismic ground shaking. These adverse effects would be minimized since building design and renovations would comply with the Division of the State Architect requirements, the Fullerton Municipal Code, and the State of California Uniform Building Code, as controlled by the permitting process. These codes impose design standards and requirements that seek to minimize the damage associated with seismic events. Further analysis is required to determine the potential impacts associated with a seismic event on the project site. Therefore, impacts are potentially significant and will be addressed in the PEIR.

iii) ***Seismic-related ground failure, including liquefaction?***

Potentially Significant Impact. The proposed project could potentially expose people and structures to seismic ground failure, including liquefaction. Liquefaction occurs when partially saturated soil loses its effective stress and enters a liquid state, which can result in the soil's inability to support structures above. Liquefaction can be induced by ground-shaking events and is dependent on soil saturation conditions. According to the California Geological Survey, the project site is located within the Anaheim 7.5-minute quadrangle and the La Habra 7.5-minute quadrangle, both of which are recognized as zones vulnerable to the effects of liquefaction (CDC 1998a, 1998b). However, according to Exhibit 27 of the City of Fullerton General Plan Natural Environment Element, the project site is not within a liquefaction area or other seismic hazard area. Project design and construction would conform to the Division of the State Architect requirements, the Fullerton Municipal Code, and the Uniform Building Code. These codes would abate the effects of seismic-related ground failure and

Fullerton College Facilities Master Plan Initial Study

liquefaction. However, due to the site being within zones vulnerable for liquefaction, the impacts associated with seismic-related ground failure are potentially significant, and further examination will be included in the PEIR.

iv) *Landslides?*

Less-Than-Significant Impact. Landslides often occur during or after strong earthquakes. According to Exhibit 27 of the City of Fullerton General Plan Natural Environment Element, the project site is not identified as susceptible to landslides (City of Fullerton 2012c). Additionally, the project site is relatively flat. Due to these site conditions, the proposed project would not expose people or structures to substantial adverse risks associated with landslides. No further analysis is required in the PEIR.

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

Potentially Significant Impact. The proposed project would potentially induce soil erosion and loss of topsoil, since unearthed soil exposed through excavation and grading activities could be transported away through wind or water flow. The proposed project would comply with standards and requirements in order to obtain a Stormwater Construction Activities permit and a National Pollutant Discharge Elimination System permit from the Santa Ana Regional Water Quality Control Board. This requires that a stormwater pollution prevention plan (SWPPP) be prepared and implemented to mitigate and minimize the effects of soil erosion and loss of topsoil. Impacts are potentially significant and will be analyzed further in the PEIR.

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?*

Potentially Significant Impact. The proposed project could be vulnerable to or result in lateral spreading, subsidence, liquefaction, or collapse. The proposed project site would be located on Mocho loam, San Emigdio loam, and Xerorthents loamy cut and fill areas (USDA 2016). Project design and construction, however, would conform to Fullerton Municipal Code Section 14.03 and the Uniform Building Code. These regulatory requirements include measures that would prevent and abate effects of lateral spreading, subsidence, liquefaction, or collapse. However, impacts are potentially significant and will be analyzed further in the PEIR.

Fullerton College Facilities Master Plan Initial Study

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

Potentially Significant Impact. The proposed project could be vulnerable to the effects associated with expansive soil since the project site is located on Mocho loam, San Emigdio loam, and Xerorthents loamy cut and fill areas, which have expansive properties (USDA 2016). However, the proposed project would comply with the Uniform Building Code, which would minimize risks to life and property in relation to expanding soils. Nonetheless, impacts are potentially significant and will be analyzed further in the PEIR.

- 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 proposed project does not include septic tanks or alternative wastewater disposal systems; therefore, no impact would occur. This issue will not be analyzed further in the PEIR.

6.3.7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. Global climate change is a cumulative impact; a project has a potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases (GHGs). Thus, GHG impacts are recognized as exclusively cumulative impacts: there are no noncumulative GHG emission impacts from a climate change perspective (CAPCOA 2008). This approach is consistent with that recommended by the California Natural Resources Agency, which noted in its public notice for the proposed CEQA amendments that the evidence indicates that in

Fullerton College Facilities Master Plan Initial Study

most cases, the impact of GHG emissions should be considered in the context of a cumulative impact, rather than a project-level impact (CNRA 2009a). Similarly, the *Final Statement of Reasons for Regulatory Action* for amendments to the CEQA Guidelines confirms that an EIR or other environmental document must analyze the incremental contribution of a project to GHG levels and determine whether those emissions are cumulatively considerable (CNRA 2009b).

The proposed project would result in the emission of GHGs. Temporary GHG impacts would result from the operation of construction vehicles and equipment. The operation of new, on-campus facilities would also increase campus energy demand and would therefore result in the ongoing emission of GHGs. Further analysis is required to determine the estimated project-generated GHG emissions and their impact on global climate. Impacts are potentially significant and will be addressed in the PEIR.

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

Potentially Significant Impact. There are several federal and state regulatory measures aimed at identifying and reducing GHG emissions, most of which focus on area source emissions (e.g., energy use) and changes to the vehicle fleet (hybrid, electric, and more fuel-efficient vehicles). The Global Warming Solutions Act (Assembly Bill (AB) 32) prepared a scoping plan and the first update in 2014, which established regulations to reduce California GHG emission levels to 431 million metric tons of carbon dioxide equivalent (CARB 2014). The proposed project would comply with regulations established by AB 32. However, further investigation is required to determine estimated project-generated GHG emissions and their relationship to AB 32 and other applicable plans and policies. Impacts are potentially significant and will be addressed in the PEIR.

6.3.8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fullerton College Facilities Master Plan Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact. The District Environmental Health and Safety Department manages issues regarding health and safety and is responsible for coordinating safety trainings for employees, participating in campus safety meetings, conducting site inspections, developing procedures to minimize toxic chemical exposure, and working with government agencies such as the Occupational Safety and Health Authority (District 2016b). The Environmental Health and Safety Department is responsible for ensuring that the transportation, use, and disposal of hazardous materials is conducted safely throughout all District campuses. Hazardous materials would be used during maintenance and construction processes, potentially including fuels, lubricating fluids, solvents, and cleaning products. If these materials were released, they could prove to be hazardous; therefore, the Environmental Health and

Fullerton College Facilities Master Plan Initial Study

Safety Department would be responsible for implementing programs to prevent any risks involved with handling hazardous materials.

The proposed project involves construction, renovation, and demolition of several buildings. Older buildings proposed for renovation may contain lead and asbestos, since their construction predated regulation of these materials. Although it is unknown whether the existing buildings contain any of these materials, precautions must be taken during renovation processes. Additionally, other pollutants or materials may be released during renovation processes. SCAQMD and the local California Occupational Safety and Health Administration office would be notified of the proposed construction, renovation, and demolition plans before their execution. The types, amounts, and concentrations of these materials are unknown at this stage; therefore, the transport, use, and disposal of hazardous materials will be analyzed further in the PEIR.

- 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. As discussed in Section 6.3.8(a), the proposed project would potentially create a significant hazard to the public through the release of hazardous materials into the environment. Therefore, impacts are considered potentially significant and will be analyzed further in the PEIR.

- 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 proposed project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. The proposed project site is within 0.25 mile of Fullerton Union High School and Raymond Elementary School. Therefore, impacts are considered potentially significant and this issue will be analyzed further in the PEIR.

- 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. The project site could be included on a list of hazardous material sites compiled pursuant to California Government Code Section 65962.5. The Department of Toxic Substances Control is responsible for this list, which includes hazardous waste facilities known to have an unauthorized release of hazardous materials,

Fullerton College Facilities Master Plan Initial Study

hazardous waste facilities subject to corrective action, and sites known to have been used for authorized or unauthorized solid waste disposal. A hazardous materials site search will be conducted, and this issue will be analyzed further in the PEIR.

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

No Impact. The Airport Land Use Commission for Orange County has adopted the Airport Environs Land Use Plan. The project site is located approximately 3.1 miles east of Fullerton Municipal Airport. The project site is not located within the planning area for Fullerton Municipal Airport or any other airport land use plan (ALUC 2005). Additionally, proposed project activities would not pose a hazard for people residing or working in the project area. Although the proposed project includes the construction of several multistory buildings, the campus is not located within the height restriction zone for Fullerton Municipal Airport or any other airport. Impacts would not occur, and this topic will not be analyzed in the PEIR.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The proposed project is not located within the vicinity of a private airstrip. No private airstrips exist within 2 miles of the project site; therefore, there is no impact and this issue will not be analyzed further in the PEIR.

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

Potentially Significant Impact. The City of Fullerton Fire Department and the Division of the State Architect would review all proposed project designs. An access compliance review and fire and life safety review would be performed to prevent implementation impairment of or physical interference with an adopted emergency response plan or emergency evacuation plan. However, it is not known whether the proposed project would interfere with an adopted emergency response plan or emergency evacuation plan, and further analysis is required. Impacts are potentially significant and will be analyzed further in the PEIR.

Fullerton College Facilities Master Plan Initial Study

- h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

Less-Than-Significant Impact. It is unlikely that the project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The proposed project is in a completely urbanized area that contains no adjacent wildlands (City of Fullerton 2012b). Additionally, the area surrounding the project site is generally urbanized and developed. Therefore, impacts are considered less than significant and no further analysis is required. This topic will not be analyzed in the PEIR.

6.3.9 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fullerton College Facilities Master Plan Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project violate any water quality standards or waste discharge requirements?*

Potentially Significant Impact. Water quality could be adversely affected by stormwater runoff from the project site. Pollutants existing on campus come from campus operations and vehicle use, maintenance, construction, and landscaping activities. These pollutants include fuel, oil, fertilizers, paints, solvents, cleaners, loose soil, and trash. Storm events could carry pollutants to these drainage features, which could further carry pollutants into the Pacific Ocean. The proposed project would comply with necessary standards and requirements in order to obtain a Stormwater Construction Activities permit and a National Pollutant Discharge Elimination System permit from the Santa Ana Regional Water Quality Control Board. This requires that a SWPPP be prepared and implemented to mitigate and minimize the effects of soil erosion and loss of topsoil. The SWPPP would also contain measures that would require the proper handling, storage, and disposal of hazardous materials, preventing their release into the surrounding environment. The SWPPP would be implemented during construction of the proposed project; however, impacts associated with campus operations would need to be examined further. Analysis is required to determine whether water quality standards or waste discharge requirements could be violated by operation of the proposed project. Impacts are considered potentially significant and will be analyzed further in the PEIR.

b) *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?*

Potentially Significant Impact. The Orange County Water District manages the Orange County Groundwater Basin, which provides groundwater to the City of Fullerton. Water would be required for construction and renovation activities, including dust abatement during grading, cement mixing, and cleaning. Water is also necessary for campus

Fullerton College Facilities Master Plan Initial Study

operations such as landscape maintenance, cleaning, and for students and employees. Although water demands are not anticipated to substantially deplete groundwater supplies, further investigation is required to determine estimated campus water demands. This topic will be analyzed further in the PEIR.

- 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, in a manner which would result in substantial erosion or siltation on- or off-site?***

Potentially Significant Impact. The proposed project could substantially alter the drainage pattern of the campus and may result in substantial erosion or siltation on or off site. A SWPPP would be prepared that would include measures to prevent substantial erosion or siltation during construction activities. However, further analysis is required to determine the impacts associated with campus operations. The proposed project would not alter the course of a stream or river because neither of these exists within the vicinity of the campus, and the project site is already fully developed. Impacts are potentially significant and will be analyzed further in the PEIR.

- d) ***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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?***

Potentially Significant Impact. The proposed project would alter the existing drainage pattern of the area and could increase the rate or amount of surface runoff. Campus construction would introduce new impervious surface area to the project site, but the site is previously developed and contains both impervious surfaces and permeable surfaces. Further analysis is required to determine the risk of on- or off-site flooding associated with the proposed project. Impacts are potentially significant and will be analyzed further in the PEIR.

- e) ***Would the project 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. As discussed in Section 6.3.9(d), new impervious surfaces would be introduced by the proposed project; however, further analysis is required to determine if there would be a contribution to runoff exceeding the capacity of the existing or planned stormwater drainage systems. Impacts are potentially significant and will be analyzed further in the PEIR.

Fullerton College Facilities Master Plan Initial Study

f) Would the project otherwise substantially degrade water quality?

Potentially Significant Impact. Due to the introduction of pollutants from construction vehicles, maintenance, and construction activities, the water quality of stormwater runoff would be degraded. As described in Section 6.3.9(a), a SWPPP would be developed and implemented to mitigate the effects of construction activities on stormwater runoff water quality. Further analysis is required to determine the impact of campus operations on water quality. Impacts are potentially significant and will be analyzed in the PEIR.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the project site is not located within the 100-year flood hazard area. Portions of the campus are located in areas of 0.2% annual chance flood, but these are not considered a 100-year flood hazard area (FEMA 2009). Additionally, the proposed project does not include a housing component. Therefore, the proposed project would not locate housing within a 100-year flood hazard area. Impacts would not occur, and no further analysis is required. This topic will not be analyzed in the PEIR.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. According to the FEMA Flood Insurance Rate Map, the project site is not located within the 100-year flood hazard area. Portions of the campus are located in areas of 0.2% annual chance flood, but these are not considered a 100-year flood hazard area (FEMA 2009). Therefore, the proposed project would not place structures that would impede or redirect flood flows in a 100-year flood hazard area. Impacts would not occur, and this topic will not be analyzed in the PEIR.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Potentially Significant Impact. The proposed project is within the vicinity of two dams, the Brea Dam and the Fullerton Dam, 1.0 mile and 2.5 miles away, respectively. Due to the proximity to these dams, the project site could expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding resulting from the failure of a levee or dam. Although the proposed project would not involve development of student housing or placement of new residences, risks are considered potentially significant. Therefore, this topic will be analyzed further in the PEIR.

Fullerton College Facilities Master Plan Initial Study

j) *Inundation by seiche, tsunami, or mudflow?*

No Impact. The proposed project site is approximately 14 miles from the Pacific Ocean, and the City of Fullerton is approximately 150 feet above mean sea level; therefore, the project site would not be exposed to impacts from a tsunami (City of Fullerton 2016b). The proposed project site is not in the vicinity of any surface waters or potential mudflow sources. Additionally, according to the City of Fullerton's Local Hazard Mitigation Plan, earthquake-induced seiches are not considered a risk in the City of Fullerton (City of Fullerton 2010). Therefore, the proposed project would not be exposed to impacts from seiche, tsunami, or mudflow, and no further analysis is required in the PEIR.

6.3.10 Land Use and Planning

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) *Would the project physically divide an established community?*

Less-Than-Significant Impact. The project site was developed in 1913, and the residential areas around the campus have been developed over time (District 2016a). The project site currently has a zoning designation of public land (P-L) and Office-Professional, and no change in zoning is proposed. Additionally, the campus does not divide or isolate an established community. The proposed construction and renovation would occur entirely on campus and would not divide the surrounding community. Impacts would be less than significant, and no further analysis is required in the PEIR.

Fullerton College Facilities Master Plan Initial Study

- b) *Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?*

Potentially Significant Impact. The proposed project would involve renovation and modernization of existing facilities on the Fullerton College campus, and construction of new facilities and demolition of existing facilities. Although it is unlikely that the proposed project would result in a conflict with applicable land use plans, policies, or regulations, further analysis is required. Impacts would be potentially significant, and this topic will be discussed within the PEIR.

- c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?*

No Impact. The proposed project is not located within any adopted habitat conservation plan, natural community conservation plan, or local or regional habitat conservation plan areas. The City of Fullerton General Plan does not identify any biological resource protection policies applicable to the project site. Since the proposed project is not located within any approved plan areas, it would not impact the goals and objectives of any adopted plans. Therefore, impacts would not occur, and no further analysis is required.

6.3.11 Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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?*

No Impact. According to the State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, there are no gas, geothermal, or other known wells

Fullerton College Facilities Master Plan Initial Study

located on or in the vicinity of the project site. However, there is one oil well located approximately 0.3 mile north from the project site operated by Dolke-Thomas Oil Syndicate (CDC 2016). The proposed project would not result in a land use conflict with the existing oil extraction, nor would it preclude future oil extraction on underlying deposits. According to Chapter 19 of the City of Fullerton's General Plan, Fullerton does not contain any areas designated as Mineral Resource Zones. The project site does not contain mineral resources; therefore, the proposed project would not result in a loss of availability of a known mineral resource. No further analysis is required.

- 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?***

No Impact. As discussed in Section 6.3.11(a), there are no mineral resources on the project site or within the City of Fullerton. Therefore, the proposed project would not result in the loss of availability of a locally important mineral resource, and no further analysis is required.

6.3.12 Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fullerton College Facilities Master Plan Initial Study

- a) *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Potentially Significant Impact. The proposed project could expose persons to a noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Excessive noise could result from construction activities and the operation of construction vehicles. Additionally, the proposed project could result in the exposure of persons to noise levels in excess of established standards due to noise generated within the campus (e.g., by machinery, sporting events, and music events) and traffic noise. The City has established interior and exterior noise standards, which vary depending on time of day. These standards are summarized in Table 2.

Table 2
City of Fullerton Interior and Exterior Noise Standards

Time Period	Noise Level (dBA) at Property Line	
	Exterior	Interior
7:00 AM – 10:00 PM	55	55
10:00 PM – 7:00 AM	50	45
<i>For Residential Noise Zones and sensitive uses, the following allowed noise level standards shall not be exceeded:</i>		
For a cumulative period of more than 30 minutes in any hour; or The noise standard plus 5 dB(A) for a cumulative period of more than 15 minutes, but less than 30 minutes in any hour; or The noise standard plus 10 dB(A) for a cumulative period of more than 5 minutes, but less than 15 minutes in any hour; or The noise standard plus 15 dB(A) for a cumulative period of more than 1 minute, but less than 5 minutes in any hour; or The noise standard plus 20 dB(A) for a cumulative period of less than 1 minute in an hour.		

Source: City of Fullerton 2016c

It is possible that construction and operational activities could exceed the noise levels summarized in Table 2; therefore, impacts are considered potentially significant. This issue will be analyzed further in the PEIR.

- b) *Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

Potentially Significant Impact. Construction activities could generate or expose persons to excessive groundborne vibration or groundborne noise levels that exceed the groundborne vibration and noise thresholds established by the City of Fullerton (see Table 3).

Fullerton College Facilities Master Plan Initial Study

Table 3
City of Fullerton Groundborne Vibration and Noise Impact Criteria

Land Use Category	Groundborne Vibration Impact Levels (VdB re 1 microinch/sec)		Groundborne Noise Impact Levels (dB re 20 micro Pascals)	
	Frequent Events ¹	Infrequent Events ²	Frequent Events ¹	Infrequent Events ²
Category 1: Buildings where low ambient vibration is essential for interior operations.	65 VdB ³	65 VdB ³	N/A (4)	N/A ⁴
Category 2: Residences and buildings where people normally sleep.	72 VdB	80 VdB	35 dBA	43dBA
Category 3: Institutional land uses with primarily daytime use.	75 VdB	83 VdB	40 dBA	48 dBA

Source: City of Fullerton 2016c

¹ Frequent Events is defined as more than 70 vibration events per day.

² Infrequent Events is defined as fewer than 70 vibration events per day.

³ This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. Vibration sensitive manufacturing or research will require detailed evaluation to define the acceptable vibration levels.

⁴ Vibration-sensitive equipment is not sensitive to groundborne noise.

Additionally, construction activities could expose Raymond Elementary School, Fullerton Union High School, and nearby residences to excessive groundborne vibrations and noise. Impacts are potentially significant, and this issue will be analyzed further in the PEIR.

c) *Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant Impact. The proposed project site is already developed as the Fullerton College campus. However, the proposed project could result in a substantial permanent increase in ambient noise levels due to noise generated within the campus (e.g., machinery, sporting events, music events) and traffic noise. Impacts are potentially significant, and this topic will be analyzed further in the PEIR.

d) *Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

Potentially Significant Impact. The proposed project could result in a substantial temporary or periodic increase in ambient noise levels due to construction activities, grading, demolition, and traffic associated with construction vehicles. Impacts are potentially significant, and this issue will be analyzed further in the PEIR.

Fullerton College Facilities Master Plan Initial Study

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

Less-than-Significant Impact. The project site is not located within the planning area for Fullerton Municipal Airport or any other airport land use plan (ALUC 2005), and Fullerton Municipal Airport is approximately 3.1 miles west of the project site. Therefore, there is little potential to expose people residing or working in the project area to excessive noise levels. Impacts are considered less than significant, and this issue will not be analyzed further in the PEIR.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. The proposed project is not located within the vicinity of a private airstrip. No private airstrips exist within 2 miles of the project site. People residing or working in the proposed project area would not be exposed to excessive noise levels from a private airstrip. No impacts would occur, and no further analysis is required. This topic will not be analyzed in the PEIR.

6.3.13 Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

Potentially Significant Impact. The proposed project would involve renovation and modernization of existing educational facilities on the Fullerton College campus, and

Fullerton College Facilities Master Plan Initial Study

construction of new educational facilities and demolition of existing facilities. The proposed project would not include the construction or development of housing facilities. However, the proposed project would involve an increase in student enrollment, which could result in an increase of students and employees living in the vicinity of the campus. Additionally, the proposed project would include the construction of a new Performing Arts Center and renovation of the Wilshire Theater and addition of stadium seats to Sherbeck Field, which could attract visitors to the campus. This issue will be analyzed further in the PEIR.

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

No Impact. The proposed project would not displace existing housing. Plans are to renovate and construct educational facilities and parking lots serving students and the surrounding community. No housing units currently exist on the campus. No impact would occur, and no further analysis is required. This topic will not be analyzed in the PEIR.

c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed project would not displace substantial numbers of people. There are no plans to move any facilities that would result in the displacement of people from the project area. No impact would occur, and no further analysis is required. This topic will not be analyzed in the PEIR.

6.3.14 Public Services

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Fullerton College Facilities Master Plan Initial Study

- 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. The proposed project could have an adverse impact on fire protection providers. Because the proposed project includes an increase in student enrollment, additional calls for service could result, which could affect the service ratio, response time, or other performance objectives of fire protection services. Impacts are potentially significant; therefore, further analysis is required and this issue will be addressed in the PEIR.

Police protection?

Potentially Significant Impact. The proposed project may have an adverse impact on police protection providers. Because the proposed project includes an increase in student enrollment, additional calls for service could result, which could affect the service ratio, response time, or other performance objectives of police protection services. Impacts are potentially significant; therefore, further analysis is required and this issue will be addressed in the PEIR.

Schools?

Potentially Significant Impact. The proposed project would result in increased student enrollment and employee growth. Because the proposed project includes an increase in student enrollment, additional school children could attend schools in the area if the increased student enrollment results in new school children attending local schools. Impacts are potentially significant; therefore, further analysis is required and this issue will be addressed in the PEIR.

Parks?

No Impact. The proposed project would have no impact on local parks. The proposed project area would experience an increase in students and employees; however, the campus offers athletic fields and recreational opportunities, so nearby parks would not see a significant increase in visitors and acceptable service ratios would be maintained. There are several parks in the vicinity of the project site. The closest parks are Hillcrest Park, Byerrum Park, Amerige Park, and Ford Park, located 0.1, 0.3, 0.6, and 0.7 mile from the

Fullerton College Facilities Master Plan Initial Study

campus, respectively. Access to these parks would not be adversely affected by project construction activities since a traffic control plan would be implemented in compliance with state and municipal construction codes to prevent access issues. No impacts would occur, and no further analysis is required. This topic will not be analyzed in the PEIR.

Other public facilities?

No Impact. The proposed project would have no impact on libraries and other public facilities. Fullerton College has a library on campus to serve the students; therefore, any increase in student enrollment would not adversely affect local libraries, and acceptable service ratios would be maintained. The nearest library is the Fullerton Public Library, which is located approximately 0.6 mile southwest of campus. No impacts would occur, and no further analysis is required. This topic will not be analyzed in the PEIR.

6.3.15 Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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?***

No Impact. The closest parks are Hillcrest Park, Byerrum Park, Amerige Park, and Ford Park, located 0.1, 0.3, 0.6, and 0.7 mile from the campus, respectively. The proposed project would not increase the use of existing parks or recreation areas. Although the campus is projected to experience an increase in student enrollment of more than 3,000 students over the 10-year planning period, recreational facilities are available on the campus; therefore, off-site recreational facilities would not experience substantial physical deterioration due to an increase of use. One of the project components is to add stadium seats and lighting to Sherbeck Field so that athletic activities and games could remain on campus. No impacts to recreational facilities would occur, and no further analysis is required in the PEIR.

Fullerton College Facilities Master Plan Initial Study

- 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?*

No Impact. As discussed in Section 6.3.15(a), the proposed project would not increase the use of existing parks or recreation areas outside of the campus. Therefore, the expansion or addition of off-site recreational facilities or parks is not required. One of the project components is to add stadium seats and lighting to Sherbeck Field so that athletic activities and games could remain on campus. No impacts to recreational facilities would occur, and no further analysis is required in the PEIR.

6.3.16 Transportation and Traffic

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fullerton College Facilities Master Plan Initial Study

- a) *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

Potentially Significant Impact. The proposed project could conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Applicable plans include the Fullerton Built Environment Element of the City of Fullerton General Plan. The proposed project has the potential to affect the streets immediately surrounding the campus, which include North Lemon Street, East Chapman Avenue, Nutwood Place, and North Berkeley Avenue. The Facilities Master Plan projects an increase in student enrollment of more than 3,000 students over the 10-year planning period, thus resulting in an increase in traffic.

If an increase in traffic would result in level of service (LOS) scores lower than “E,” or the baseline LOS if worse than LOS E, for signalized and unsignalized intersections (City of Fullerton 2012a), impacts would be significant. A traffic impact analysis will be conducted and the results included in the PEIR.

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

Potentially Significant Impact. The proposed project could conflict with the Orange County Congestion Management Program (CMP) (OCTA 2015). As described in Section 6.3.16(a), conflicts could occur due to an increase in student enrollment and campus visitors. The CMP requires that intersections do not fall below a LOS score of “E.” It is unknown whether the proposed project would conflict with LOS standards or any other standards set by the CMP. A traffic impact analysis will be conducted and the results included in the PEIR.

- c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

No Impact. According to Exhibit 16 of the City of Fullerton General Plan, the project site is outside of the Fullerton Municipal Airport Runway Protection Zone. Consequently, the proposed project would not change air traffic patterns or result in substantial safety risks regarding air traffic (City of Fullerton 2012a). No further analysis is required in the PEIR.

Fullerton College Facilities Master Plan Initial Study

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

Potentially Significant Impact. The proposed project could increase hazards due to a design feature or incompatible uses. The proposed project would involve construction of a new 840-space parking structure, a new surface parking lot, and realignment of the campus access to the Centennial Parking Structure. To ensure that these project elements would not introduce hazardous circulation or design features, further analysis is needed to determine if there is any risk associated with the proposed project design. A traffic impact analysis will be conducted and the results included in the PEIR.

- e) *Would the project result in inadequate emergency access?*

Potentially Significant Impact. The proposed project could result in inadequate emergency access. The proposed project would introduce a new 840-space parking structure, a new surface parking lot, and realignment of the campus access to the Centennial Parking Structure. The new parking structure, parking lot, and other improvements would have to be designed so as not to inhibit emergency access to the campus or any surrounding areas. The parking improvements, as well as all other project renovations and construction, would comply with the Uniform Building Code. Additionally, the City of Fullerton Fire Department and the Division of the State Architect would review all project designs. However, a traffic impact analysis is required to determine whether the project design would affect emergency access. Impacts are potentially significant and will be analyzed further in the PEIR.

- f) *Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

Potentially Significant Impact. The proposed project could conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities in the Mobility Section of the City of Fullerton General Plan or the Orange County CMP (City of Fullerton 2012a; OCTA 2015). A traffic impact analysis is required to determine whether the proposed project would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Impacts are potentially significant and will be analyzed further in the PEIR.

Fullerton College Facilities Master Plan Initial Study

6.3.17 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

Potentially Significant Impact. The proposed project would involve the construction of new buildings and renovation of existing buildings. In addition, the campus would experience student growth of approximately 3,000 students. These new buildings and an increase in students would result in an increase in wastewater discharge from the project site. Further investigation is required to determine whether wastewater treatment would exceed requirements of the Regional Water Quality Control Board. This topic will be analyzed further in the PEIR.

Fullerton College Facilities Master Plan Initial Study

- b) *Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Potentially Significant Impact. The proposed project could involve construction of new water or wastewater treatment facilities or expansion of existing facilities since the campus would experience student growth and the proposed project would involve the construction of new buildings. Further analysis will be conducted to determine the projected water demand and whether this demand would require the construction of additional water and wastewater facilities. Impacts are considered potentially significant and will be addressed in the PEIR.

- c) *Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Potentially Significant Impact. The proposed project could require construction of new stormwater drains and infrastructure to support the newly constructed and renovated buildings and structures. Drains and infrastructure would be designed to carry stormwater flow to existing stormwater drainage facilities. Although there would not be a significant increase in impervious surfaces as a result of the proposed project, further analysis is needed to determine whether additional stormwater flow would result from the proposed project. This topic will be analyzed further in the PEIR.

- d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Potentially Significant Impact. The proposed project includes development of new facilities on campus. In addition, the campus is expected to experience student growth of approximately 3,000 students, which would result in an increase in water demand. Further analysis is required to determine the expected water demands and whether current water supplies are sufficient, or whether new or expanded entitlements would be needed. Impacts are potentially significant, and this topic will be analyzed further in the PEIR.

- e) *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. As described in Section 6.3.17(a), it is anticipated that the campus would experience an increase in student enrollment. It is possible that the proposed

Fullerton College Facilities Master Plan Initial Study

project could create a demand that would exceed the wastewater treatment capacity of the area. Further analysis is required, and this issue will be addressed in the PEIR.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?*

Potentially Significant Impact. The Olinda Alpha landfill, which permits a maximum of 8,000 tons of waste per day, serves the City of Fullerton (City of Fullerton 2012b; County of Orange 2016). The proposed project includes construction of new facilities and anticipates student growth. Further analysis is required to determine the increase in solid waste generated by Fullerton College, and whether this would exceed the capacity at the Olinda Alpha landfill. Impacts are potentially significant, and this topic will be addressed in the PEIR.

- g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?*

Potentially Significant Impact. AB 341 requires that at least 75% of solid waste generated by a state jurisdiction be diverted from landfill disposal through source reduction, recycling, or composting by 2020. Cities, counties, and regional agencies are required to develop a waste management plan that would achieve a 75% diversion from landfills (CalRecycle 2015). Further investigation is required to confirm that the proposed project would comply with AB 341. Impacts are potentially significant, and this topic will be analyzed in the PEIR.

6.3.18 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fullerton College Facilities Master Plan Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) ***Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?***

Potentially Significant Impact. As discussed in Section 6.3.5, proposed construction activities could impact examples of the major periods of California history or prehistory if archaeological, paleontological, or historical resources were impacted. These issues will be analyzed further in the PEIR.

- 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. The proposed project could have impacts that are individually limited but cumulatively considerable. The PEIR will analyze past, present, and reasonably foreseeable projects in the vicinity of the proposed project.

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

Potentially Significant Impact. The proposed project could have environmental effects that would cause substantial adverse effects on human beings. This topic will be analyzed further in the PEIR.

7 REFERENCES AND PREPARERS

7.1 References Cited

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7.2 List of Preparers

North Orange County Community College District

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Fullerton College

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Steve Taffolla, Editorial Lead

Anne McDonnell, Technical Editor

Devin Brookhart, Publications Specialist Lead

Amy Steele, Publications Specialist

Curtis Battle, GIS Technician





FIGURE 1
Regional Map

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Fullerton College Facilities Master Plan Initial Study

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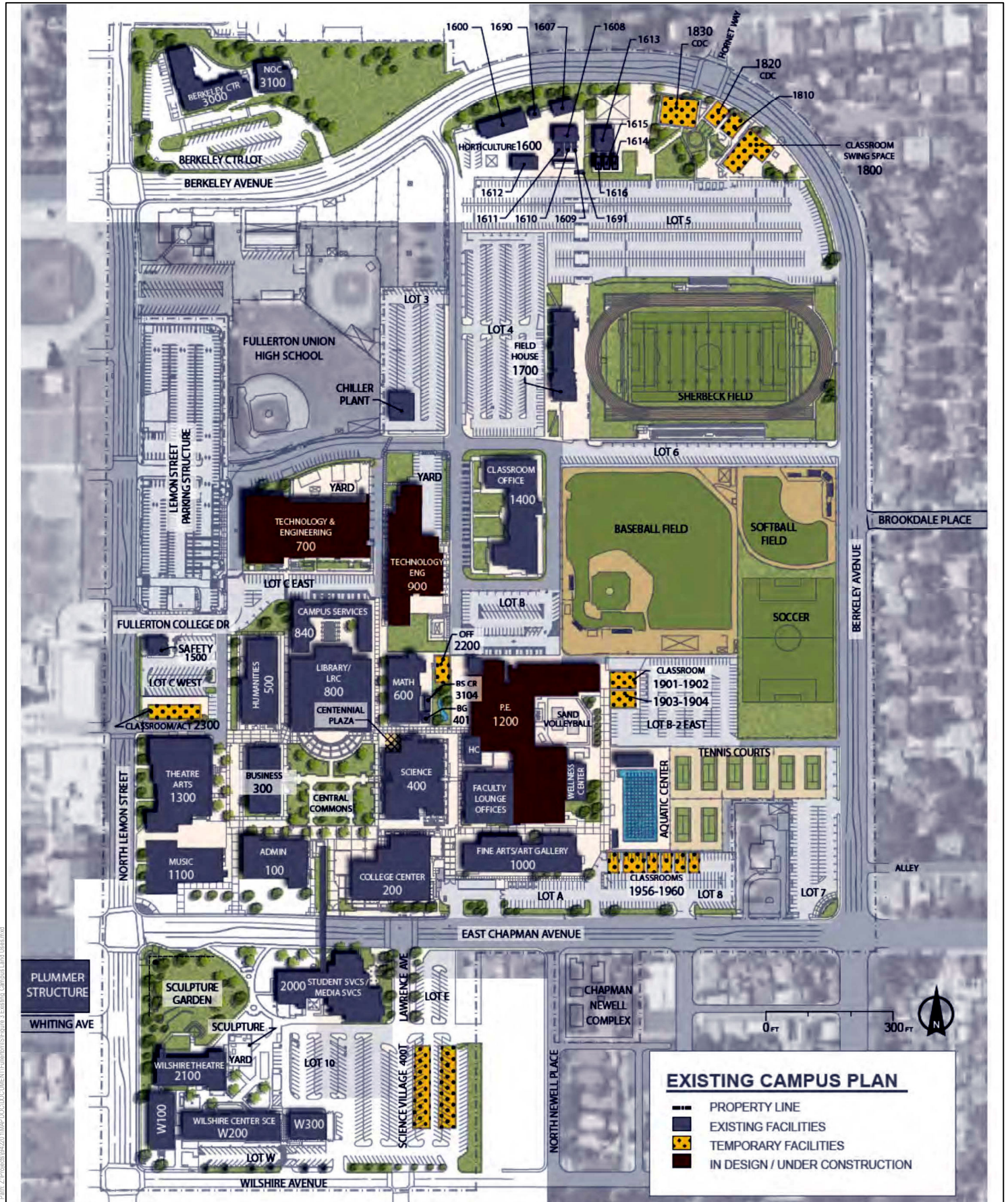
-  Project Boundary
-  Fullerton Union High School

SOURCE: USGS 7.5-Minute Series La Habra, & Anaheim Quadrangles

FIGURE 2
Local Vicinity Map

Fullerton College Facilities Master Plan Initial Study

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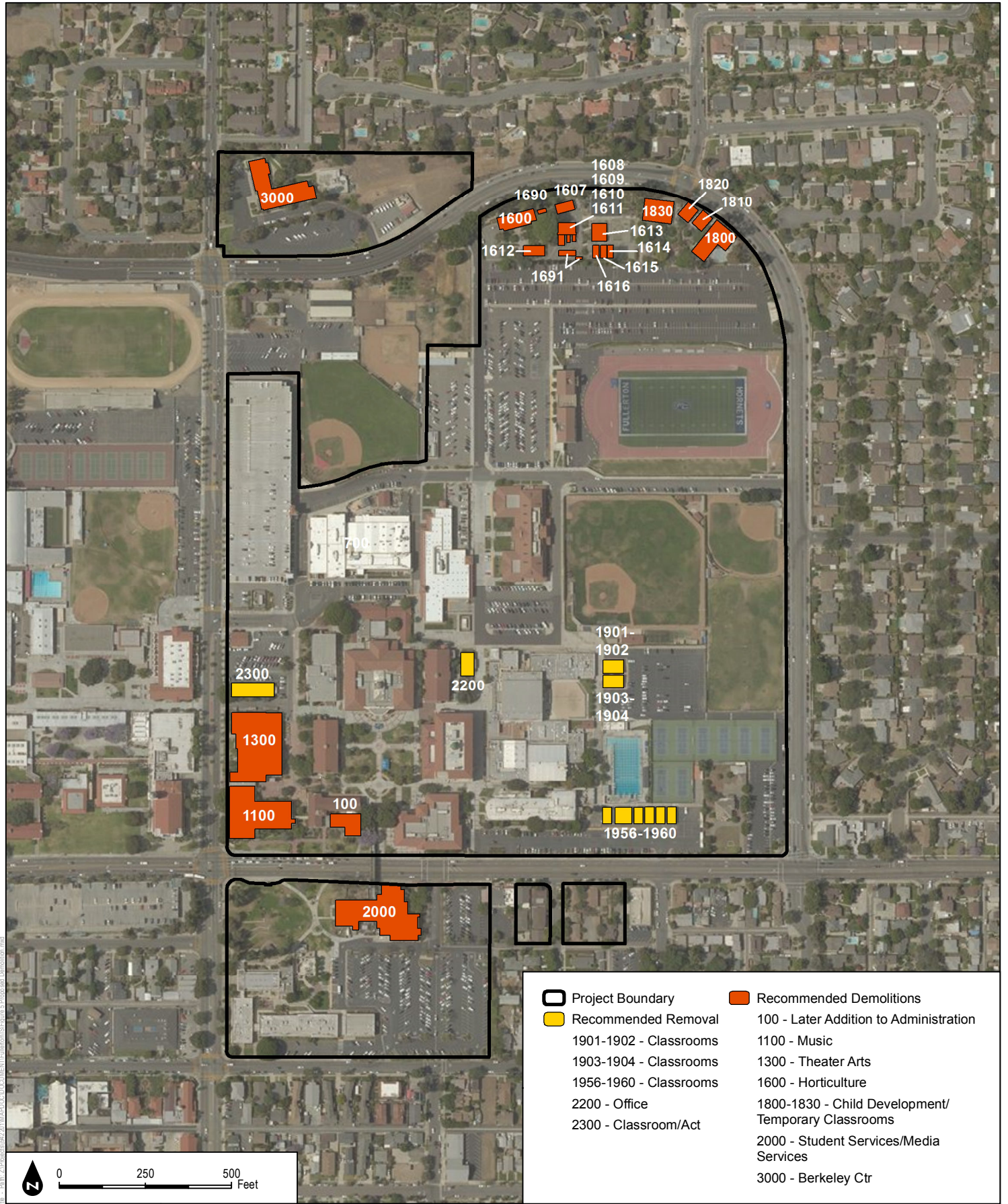


SOURCE: HMC Architects, 2011

FIGURE 3
Existing Campus Land Uses

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SOURCE: Bing Maps, 2016; HMC Architects, 2011

FIGURE 5
Proposed Demolition

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APPENDIX A

NOP Distribution List

Distribution List										Notices		Delivery Method	
First Name	Last Name	Credentials	Title	Organization	Division	Address	City	State	ZIP	IS (Printed)	NOP	Overnight	Certified
PROPERTY OWNERS													
SEPARATE MAILING BY COLLEGE													
LIBRARIES													
Maureen	Gebelein		Library Director	Fullerton Public Library		353 W. Commonwealth Avenue	Fullerton	CA	92832	1	1	X	
LOCAL--COUNTY--REGIONAL													
Hugh	Nguyen		Clerk-Recorder	County of Orange		12 Civic Center Plaza, Room 101	Santa Ana	CA	92701			We will print and deliver	
Joan	Wolff		Planning Manager	City of Fullerton	Planning Division	303 W. Commonwealth Avenue	Fullerton	CA	92832		1		X
Donald	Hoppe		Director of Public Works	City of Fullerton	Public Works Department	303 W. Commonwealth Avenue	Fullerton	CA	92832		1		X
Joe	Felz		City Manager	City of Fullerton		303 W. Commonwealth Avenue	Fullerton	CA	92832		1		X
Joel	Rosen	AICP	Director	City of Buena Park	Planning Division	6650 Beach Boulevard, First Floor	Buena Park	CA	90622		1		X
David	Jacobs	P.E., L.S.	Interim Director of Public Works / City Engineer	City of Buena Park	Public Works Department	6650 Beach Boulevard, First Floor	Buena Park	CA	90622		1		X
David	Belmer		Planning Director	City of Anaheim	Planning Services	200 South Anaheim Boulevard	Anaheim	CA	92805		1		X
Natalie	Meeks		Public Works Director	City of Anaheim	Public Works Department	200 South Anaheim Boulevard	Anaheim	CA	92805		1		X
Lori	Thompson		Community Services Director	City of La Mirada	Planning Division	13700 La Mirada Boulevard	La Mirada	CA	90638		1		X
Mark	Stowell	P.E.	Public Works Director/City Engineer	City of La Mirada	Public Works Department	13700 La Mirada Boulevard	La Mirada	CA	90638		1		X
Roy	Ramsland		Planning Manager	City of La Habra	Planning Division	201 East La Habra Boulevard	La Habra	CA	90631		1		X
Elias	Saykali		Public Works Director	City of La Habra	Public Works Department	621 West Lambert Road	La Habra	CA	90631		1		X
David	Crabtree		Community Development Director	City of Brea	Community Development	1 Civic Center Circle	Brea	CA	92821		1		X
Tony	Olmos		Public Works Director	City of Brea	Public Works Department	545 Berry Street	Brea	CA	92821		1		X
Joseph	Lambert		Director of Development Services	City of Placentia	Development Services Department	401 East Chapman Avenue	Placentia	CA	92870		1		X
Luis	Estevez		Acting Director of Public Works	City of Placentia	Public Works Department	401 East Chapman Avenue	Placentia	CA	92870		1		X
Philip	Fine		Deputy Executive Officer	South Coast Air Quality Management District		21865 Copley Dr.	Diamond Bar	CA	91765		1		X
Scott	Scambray	Ed.D.	Superintendent	Fullerton Joint Union High School Disitrct		1051 West Bastanchury Road	Fullerton	CA	92833		1		X
Dr. Robert	Pletka		Superintendent	Fullerton School District		1401 West Valencia Drive	Fullerton	CA	92833		1		X
				Fullerton CA West Latter Day Saints Institute		444 East Chapman Avenue	Fullerton	CA	92832		1		X
Amy	Discher		Account Manager	Southern California Edison	Third Party Environmental Review	2244 Walnut Grove Avenue, Quad 4C 472A	Rosemead	CA	91770		1		X
Jeff	Schenkelberg		Account Manager	So Cal Gas		P.O. Box 3150	San Dimas	CA	91773		1		X
STATE (Sent by OPR as indicated on SCH Notice of Completion)													
Ken	Alex		Director	State Clearinghouse	Governor's Office of Planning & Research	1400 Tenth Street	Sacramento	CA	95814	15	15	X	
PROJECT SPONSORS and RESPONSIBLE AGENCIES													
Richard	Williams		District Director Facilities Planning & Construction	North Orange County Community College District		1830 W. Romneya Drive	Anaheim	CA	92801-1819	1	1	X	
Rodrigo	Garcia		Vice-President of Administrative Services	Fullerton College		321 East Chapman Avenue	Fullerton	CA	92832	2	2	X	
Larry	Lara		Director of Physical Plant/Facilities	Fullerton College		321 East Chapman Avenue	Fullerton	CA	92832	1	1	X	
Dudek - electronic only													
Rachel	Struglia			Dudek						2	2		
									TOTALS	22	43		

APPENDIX B

Biological Constraints Analysis

October 17, 2016

9422

Mr. Richard Williams
District Director, Facilities Planning and Construction
North Orange County Community College District
1830 W. Romneya Drive
Anaheim, California 92801

Subject: Biological Constraints Analysis for the Fullerton College Facilities Master Plan Project

Dear Mr. Williams:

This letter presents the findings of a biological constraints analysis conducted by Dudek on the approximately 83-acre Fullerton College property located in the City of Fullerton, Orange County, California (project site; Figure 1). The project site is generally located south and west of North Berkeley Avenue, east of North Lemon Street, and north of East Wilshire Avenue (Figure 2).

The North Orange County Community College District (District) is updating its Facilities Master Plan for its Orange County campuses: Cypress College, Fullerton College, and its School of Continuing Education in Anaheim. The 2011 Facilities Master Plan provides an analysis of the evolving student body and makes planning recommendations based on educational needs. The District is undertaking a comprehensive improvement and building program to make the upgrades and repairs of existing buildings, to construct new facilities to improve the safety and educational experience of those attending the colleges, and to meet projected enrollment based on growth in population and jobs and the state Chancellor's Office enrollment projections in accordance with the Measure J Facilities Bond Program. Measure J was passed in November 2014 and issued \$574 million in bonds to fund upgrades to technical job training facilities, aging classrooms, and veterans' amenities.

At Fullerton College, the District plans to construct the following projects as part of the Facilities Master Plan (proposed project):

- A new Welcome Center at the corner of East Chapman Avenue and North Lemon Street
- Two new instructional buildings, one south of the 1400 building and one south of the proposed parking on lot on East Chapman Avenue

Mr. Richard Williams

Subject: Biological Constraints Analysis for the Fullerton College Facilities Master Plan Project

- New Horticulture and Vocational Sciences Center
- New Child Development Center
- A new 840-space parking structure located west of Sherbeck Field and a pedestrian bridge from the parking structure to the Classroom Office 1400
- New parking lots north of Berkeley Avenue adjacent to the 3100 building and south of the Lemon Street parking structure
- Realignment of the campus access to the Centennial Parking Structure
- A new Maintenance and Operations facility located north of the chiller plant, a thermal storage addition to the south of the chiller plant, and an addition on the east side of the chiller plant
- New storage, offices, and a small shower/locker room building to the north of the existing pool
- The addition of field lighting and 4,500 stadium seats to Sherbeck Field
- A new Performing Arts complex, sculpture garden, arts plaza, and campus quad, in the south campus quad at the southeast corner of East Chapman Avenue and North Lemon Street with renovation of the existing Wilshire Theater
- Renovation of Physical Education 1200 facilities to include a third sand volleyball court and renovations to Health Services, faculty offices, and the Wellness Center
- Renovation of Math 600, Business 300, Humanities 500, Campus Services 840, Administration 100, and the Fine Arts Gallery 1000
- Renovation of Academic Computing 3100
- New signage at key entry and exit points of the campus such as the intersection of North Berkeley Avenue and North Lemon Street, along Berkeley Avenue at Lot 5, along Berkeley Avenue south of Sherbeck Field, along Berkeley Avenue at Lot B-2 East, along East Chapman Avenue at North Lawrence Avenue, at the intersection of East Chapman Avenue and North Lemon Street (north and south of the intersection), and along North Lemon Street at Lot C West

It is anticipated that these improvements will be phased over a 10-year period.

This letter report is intended to: (1) describe the existing conditions of biological resources within the project site in terms of vegetation, flora, wildlife, and wildlife habitats; (2) discuss potential constraints to development of the project site; and (3) provide recommendations for

avoidance of biological resources and additional actions that may be required for environmental permitting of the project with respect to biological resources.

PROJECT SITE DESCRIPTION

The project site is an existing college campus with paved access roads, parking lots, buildings, and landscaped areas. Fullerton College is surrounded by urban residential and commercial uses in all directions. Fullerton High School is directly adjacent northwest of the campus along North Lemon Street.

Topography of the project site is generally flat with elevations ranging from approximately 175 feet above mean sea level at the center of campus to approximately 223 feet in the northern portion of campus. The project site can be found within Section 27, T. 3 S., R. 10 W. of the U.S. Geological Survey (USGS) 7.5-minute La Habra, California quadrangle map (Figure 2).

METHODS

The biological constraints analysis began with a review of available literature and data to evaluate the environmental setting and identify potential special-status biological resources that may be found on the project site. The review included the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Data Base (CNDDB)¹, U.S. Fish and Wildlife Service's (USFWS) Environmental Conservation Online System², and California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants data (CNPS Inventory)³. A 5-mile buffer around the project site was queried in the USFWS data using geographic information systems (GIS) software, and a "nine-quad" query was conducted of the CNDDB and CNPS Inventory. The nine-quad query included the USGS 7.5-minute La Habra quadrangle and the surrounding eight USGS quadrangles (Anaheim, Baldwin Park, El Monte, Long Beach, Los Alamitos, Orange, San Dimas, Whittier, and Yorba Linda). These databases provided information regarding special-status plants, wildlife, and habitats recorded for the project site and vicinity. Dudek also reviewed soil survey maps⁴, USGS National Hydrography Dataset (NHD) of aquatic resources, USFWS' National

¹ California Department of Fish and Wildlife. 2016. RareFind 5, Version 5.1.1. Biogeographic Data Branch. Sacramento, California: California Natural Diversity Database. Website <https://map.dfg.ca.gov/rarefind/view/RareFind.aspx> [accessed October 10, 2016].

² U.S. Fish and Wildlife Service. 2016. Environmental Conservation Online System, Information for Planning and Conservation Report (online edition, v2.3.2). Website <http://ecos.fws.gov/ipac/> [accessed October 10, 2016].

³ California Native Plant Society, Rare Plant Program. 2016. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, California. Website <http://www.rareplants.cnps.org/> [accessed October 10, 2016].

⁴ Wachtell, J.K. 1978. Soil Survey of Orange County and Western Part of Riverside County, California.

Mr. Richard Williams

Subject: Biological Constraints Analysis for the Fullerton College Facilities Master Plan Project

Wetlands Inventory (NWI) maps⁵, and other in-house documentation, GIS layers, and sources for locations of special-status species and water resources.

On October 11, 2016, Dudek Arborist/Biologist Ryan Gilmore performed a general biological investigation of the project site, plus a 200-foot buffer totaling approximately 123.67 acres (study area). The purpose of the general survey was to identify vegetation communities and land covers, and identify potential habitat for any threatened, endangered, or otherwise special-status species that may occur within the study area. No focused, protocol-level surveys for plants or wildlife were conducted.

Vegetation community and land cover mapping was conducted according to the CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*⁶ and *List of Vegetation Alliances and Associations*⁷, also referred to as the Natural Communities List. Vegetation communities and land covers were mapped in the field directly onto 1:2,400-scale (1 inch = 200 feet) aerial photographic maps. Non-natural vegetation communities or land covers not listed in the Natural Communities List followed generic habitat types used in the Orange County Habitat Classification System (OCHCS)^{8,9}, and were identified as mapping units (e.g., Ornamental Mapping Unit). Following completion of the fieldwork, all vegetation polygons were digitized using ArcGIS and a GIS coverage was created.

During the field survey, a general inventory of plant and wildlife species detected by sight, calls, tracks, scat, or other signs was compiled; and the potential for special-status species to occur within the study area was determined. Observable special-status resources including perennial plants and conspicuous wildlife (e.g., birds and some reptiles) commonly accepted as regionally sensitive by the USFWS, CDFW, and/or CNPS were recorded and later digitized into a project-specific GIS coverage.

⁵ U.S. Fish and Wildlife Service. 2016. National Wetlands Inventory, Wetlands Mapper (online edition). Website <http://www.fws.gov/wetlands/Data/Mapper.html> [accessed October 13, 2016].

⁶ California Department of Fish and Game. 2009. *Protocols for Surveying and Evaluating Impacts to Special-Status Native Populations and Natural Communities*. November 24. http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html.

⁷ California Department of Fish and Game. 2010. *List of Vegetation Alliances and Associations*. Natural Communities List, Vegetation Classification and Mapping Program. Sacramento, California: CDFG. September 2010. http://www.dfg.ca.gov/biogeodata/vegcamp/natural_communities.asp.

⁸ Gray, J., and D. Bramlet. 1992. Orange County Land Cover/Habitat Classification System Natural Resources Geographic Information System (GIS) Project. Prepared for the Orange County Environmental Management Agency.

⁹ Jones & Stokes (Jones & Stokes Associates Inc.). 1993. *Methods Used to Survey the Vegetation of Orange County Parks and Open Space Areas and the Irvine Company Property*. JSA 92-032. Prepared for County of Orange, Environmental Management Agency, Environmental Planning Division, Santa Ana, California. Sacramento, California: Jones & Stokes. February 10, 1993.

In addition, a preliminary investigation of the extent and distribution of U.S. Army Corps of Engineers (ACOE) jurisdictional “waters of the U.S.,” Regional Water Quality Control Board (RWQCB) jurisdictional “waters of the State,” and CDFW jurisdictional streambed and associated riparian habitat was conducted.

RESULTS

This section describes the soils, vegetation communities and floral diversity, wildlife diversity, and special-status biological resources. The study area does not occur within any established conservation plan boundaries such as a Natural Community Conservation Plan area or Habitat Conservation Plan area.

Soil Survey Review

The *Soil Survey of Orange County and Western Part of Riverside County*¹⁰ was analyzed for indicators of streams and the historic mapping of wetlands, seeps, springs, or hydric soils. Three soil series were identified as occurring within the boundaries of the study area: Mocho loam, 0 to 2% slopes (166); San Emigdio fine sandy loam, 0 to 2% slopes (194), and Xerorthents loamy, cut and fill areas, 9 to 15% slopes (219). One drainage feature was identified on the map that occurs approximately 0.12 miles west of the study area (Brea Creek).

National Hydrography Dataset and National Wetlands Inventory Review

The study area occurs within the southeast portion of the Los Angeles-San Gabriel River Hydrologic Unit (805.00), and more specifically within the Anaheim Hydrologic Area Split (845.60) and Anaheim Hydrologic Subarea Split (845.61). The Los Angeles-San Gabriel River Hydrologic Unit includes covers most of Los Angeles County and is mostly fully developed and/or entitled. The Anaheim Hydrologic Subarea Split watershed is primarily drained by the Carbon Creek flood control channel and Moody Creek flood control channel, both of which connect with Coyote Creek and eventually merge with the San Gabriel River before eventually draining into the Pacific Ocean. No tributaries to Brea Creek channel occur within the study area. Brea Creek channel is identified as a “flowline” within the NHD and “blue-line” drainage on the USGS 7.5-minute La Habra and Anaheim quadrangle maps.

A review of the NWI dataset revealed no aquatic resources within the project site or surrounding study area.

¹⁰ Wachtell, J.K. 1978. *Soil Survey of Orange County and Western Part of Riverside County, California*.

Vegetation Communities and Floral Diversity

Four non-natural land covers were mapped within the study area based on general physiognomy and species composition, including: developed, ornamental, ruderal, and transportation. These land cover types are described below and depicted within Figure 3. Table 1 summarizes the extent of each land cover within the study area.

Table 1
Vegetation Communities and Land Covers within the Study Area

Vegetation Community or Land Cover	Area (acres)		
	Project Site	Off Site (200-foot Buffer)	Study Area
<i>Non-Natural Land Covers / Unvegetated Communities</i>			
Developed Mapping Unit	50.46	31.43	81.89
Ornamental Mapping Unit	18.52	5.99	24.51
Ruderal Mapping Unit	1.12	0.05	1.17
Transportation Mapping Unit	1.97	14.12	16.09
Total	72.08	51.59	123.67

Non-Natural Land Covers/ Unvegetated Communities

Developed Mapping Unit

The developed mapping unit includes areas occupied by college campus structures, residential and commercial structures, paving, and other impermeable surfaces that typically do not support vegetation or habitat for species; however, non-native ornamental landscaping may occur within the mapping unit.

Ornamental Mapping Unit

This land cover type consists of introduced plantings of exotic, and sometimes native, species as landscaping. Species associated with this mapping unit that occur within the study area include jacaranda (*Jacaranda mimosifolia*), fern pine (*Podocarpus gracilior*), camphor (*Cinnamomum camphora*), Canary Island pine (*Pinus canariensis*), sweetgum (*Liquidambar styraciflua*), Queen palm (*Syagrus romanzoffiana*), rosemary (*Rosmarinus officinalis*), Mexican fan palm (*Washingtonia robusta*), Bermuda grass (*Cynodon dactylon*), and various non-native ornamental grass species.

Ruderal Mapping Unit

This land cover type consists of early successional grasslands dominated by non-native, pioneering herbaceous plants and associated with disturbed areas. The type of non-native species that dominate ruderal areas are generally forbs as opposed to grasses. Species associated with this mapping unit that occur within the study area include black mustard (*Brassica nigra*) and Russian thistle (*Salsola tragus*).

Transportation Mapping Unit

This barren cover type consists of major paved vehicular access roads that lack vegetation. Roadways within the study area include East Chapman Avenue, North Lemon Street, North Berkeley Avenue, and East Wilshire Avenue.

Wildlife Diversity

A limited number of wildlife species was observed or detected during the general field survey of the study area, including a total of 6 bird species. Bird species included American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), rock dove (*Columba livia*), European starling (*Sturnus vulgaris*), house finch (*Carpodacus mexicanus*), and house sparrow (*Passer domesticus*). No raptors or active nests were observed during the site visit.

Special-Status Biological Resources

The presence of protected or regulated vegetation communities, plant species, and wildlife species occurring or potentially occurring within the study area was based on a literature review and evaluation of the habitat found within the study area. Special-status biological resources are classified by either State or Federal resource management agencies, or both. Special-status vegetation communities include habitats considered "sensitive" by the CNDDDB that are unique, of relatively limited distribution, or of particular value to wildlife. Special-status plant and wildlife species include those listed as threatened or endangered under provisions of the State and federal Endangered Species Acts, or as California Species of Concern (SSC) by the CDFW. The species discussed below have been afforded special recognition by local, State, or federal resource conservation agencies and organizations, principally due to the species' declining or limited population sizes usually resulting from habitat loss.

Sensitive Vegetation Communities

No natural vegetation communities considered sensitive by the CNDDDB were identified within the study area.

Special-Status Plants

Special-status plants include those listed, or candidates for listing, as threatened or endangered by the USFWS and CDFW, and species identified as rare by the CNPS (particularly California Rare Plant Rank [CRPR] 1A – Presumed extinct in California; CRPR 1B – Rare, threatened, or endangered throughout its range; and CRPR 2 – Rare or Endangered in California, more common elsewhere). A total of 39 special-status plant species were reported in the CNDDDB, USFWS, and CNPS databases as occurring in the vicinity of the study area. However, no special-status plant species were observed within the study area during the site visit. Based on the species ranges, and land covers (e.g., developed, ornamental, ruderal, and transportation) and soils present on the project site, there is no potential for special-status plants to occur.

Special-Status Wildlife

Special-status wildlife include those listed, or candidates for listing, as threatened or endangered by the USFWS and CDFW, and designated as SSC by CDFW. A total of 50 special-status wildlife species were reported in the CNDDDB and USFWS databases as occurring in the vicinity of the study area. However, no special-status wildlife species were observed within the study area during the site visit. Based on the species ranges, and land covers (e.g., developed, ornamental, ruderal, and transportation) and urban pressures present on the project site, there is no potential for special-status wildlife to occur.

Raptor Nesting and Foraging

Since the study area is comprised of ornamental landscaping that support mature trees, there are limited nesting habitats for raptors. Foraging opportunities may occur outside the project site within the ruderal grassland areas. No raptor species were observed within the study area during the site visit.

Raptors that breed in wooded areas which may occur within the study area include American kestrel (*Falco sparverius*), barn owl (*Tyto alba*), Cooper's hawk (*Accipiter cooperii*), red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), and great horned owl (*Bubo virginianus*). Other species that may over-winter or visit the study area include ferruginous hawk (*Buteo regalis*), northern harrier (*Circus cyaneus*), and sharp-shinned hawk (*Accipiter striatus*).

Jurisdictional Aquatic Resources

The project site does not support any aquatic resources regulated by the ACOE, or the CDFW as jurisdictional wetlands, “waters of the U.S.,” or “waters of the State.” No drainages were observed within the study area. The closest aquatic resource is Brea Creek (concrete box channel or wash) located 0.12 miles to the west at its closest approach.

Public and Landmark Trees

The City of Fullerton Municipal Code Chapter 9.06 Community Forestry states that no person shall injure, prune, or remove any public tree growing within the city public right-of-way (parkways, parks, and areas around public buildings) without a permit from the Director of Maintenance Services. Furthermore, no person shall injure, prune, or remove a landmark tree. Landmark trees are defined as any tree found to be of high value because of its species, size, age, or historic associations and have been designated by the City Council. Landmark trees are designated by the City and identified on maps filed in the Planning Department.

Dudek contacted the City on October 10, 2016 to determine the potential locations of landmark trees within the study area. The City stated that there are currently no official landmark trees as designated by the past or present City Council decree. Therefore, there are no landmark trees within the study area or project site.

The biologist observed a number of potentially regulated public trees growing within the parkways and medians on the following streets: East Chapman Avenue, North Lemon Street, East Wilshire Avenue, North Balcom Avenue, North Newell Place, and East Brookdale Place. Regulated public trees are depicted within Figure 4.

Designated Critical Habitat

No federally designated critical habitat for any plant or wildlife species occurs within the study area.

Wildlife Corridors and Habitat Linkages

Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation; they may be continuous habitat or discrete habitat islands that function as stepping stones for wildlife dispersal.

No wildlife corridors or habitat linkages were identified near the study area. Given the extent of existing development north, east, south, and west of the project site and position between several busy vehicular thoroughfares, the study area is expected to support limited wildlife movement, and lacks intact connectivity to other major habitat reserve areas.

SUMMARY OF BIOLOGICAL CONSTRAINTS AND RECOMMENDATIONS

The project site is an existing college campus characterized by non-natural land covers and unvegetated communities (e.g., developed and ornamental mapping units). Dudek understands that the proposed project involves renovation of existing structures and construction of new buildings and landscape features within the existing college campus footprint. For the purposes of this preliminary assessment, Dudek has assumed that standard best management practices during construction activities would be implemented and all future temporary and permanent impacts would occur within the existing development footprint.

Based on the results of the literature review and recent field observations conducted by Dudek, two potential biological resource constraints were identified for the proposed project:

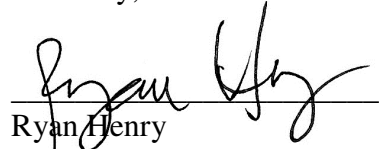
- **Breeding and nesting bird habitat.** The project site and study area contain vegetation and trees that could potentially support breeding and nesting bird species, including raptors. Disturbing or destroying occupied nests, live young, and eggs is a violation of the Migratory Bird Treaty Act (16 U.S.C. 703) and California Fish and Game Code (Section 3503). Dudek recommends initiation of vegetation clearing outside the nesting season (February through August) in order to avoid impacting nesting birds. If construction activities must occur during the nesting season, then all suitable habitat should be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of any vegetation clearing. Typically, if an active nest is detected then an appropriate avoidance buffer around the nest, as determined by a qualified biologist, is flagged and avoided until the nesting cycle is complete.
- **Public Trees.** There are a large number of public trees located within the study area and regulated by the City of Fullerton. The City of Fullerton Municipal Code Chapter 9.06 Community Forestry requires a permit for activities that may alter, injure, or require the removal of a public tree.

Mr. Richard Williams

*Subject: Biological Constraints Analysis for the Fullerton College Facilities Master
Plan Project*

If you have any question regarding the information provided within this letter report, please do not hesitate to contact me at 949.373.8321.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Henry", is written over a horizontal line.

Ryan Henry
Senior Biologist/Project Manager

Att.: Figures 1–4

cc: Rachel Struglia, Dudek



DUDEK

Biological Constraints Analysis for the Fullerton College Facilities Master Plan

**FIGURE 1
Regional Map**

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