

## 4.0 IMPLEMENTATION & ADMINISTRATION

### 4.1 FINANCING AND MAINTENANCE OF IMPROVEMENTS

The financing and maintenance plan for the Valencia & Woods Specific Plan will ensure the timely completion of public facilities, utilities, and other necessary capital improvements as well as the proper maintenance of these facilities. There are numerous methods for financing the improvements necessary to complete this Specific Plan, and a few financing mechanisms will be utilized.

Upon acquisition of permits, it shall be the responsibility of the developer to pay for all improvements associated with this Specific Plan and all other approvals related with this plan as described in **Table 6: Financing and Maintenance Plan**.

The developer shall establish a homeowner's association (HOA) for the long-term maintenance of items on site not maintained by the City of Fullerton. The City of Fullerton will have an easement over the internal circulation system for access and maintenance of onsite water facilities which will be maintained by the City. The City easement will also be utilized for emergency services and trash collection. All sewer facilities located in the private drives (between curb faces) shall be maintained by the HOA.

The HOA will also maintain the onsite storm drain, park lighting, and landscape and irrigation systems located on the common lots as defined by the Tentative map. The HOA will also be responsible for the maintenance and insurance for the attached duplex structures and will be paid for through the monthly assessments of the HOA.

Private areas to be maintained by the Homeowner include areas located behind fences and walls, including the front patios with low walls. The front yard areas which are open to the street are to be HOA maintained. Any revisions to front yard landscaping of the single family detached lots must be approved by the HOA.

**Table 6: Financing and Maintenance Plan** indicates the parties responsible for construction, financing, and maintaining the public improvements proposed by the Specific Plan.

*Table 6: Financing and Maintenance Plan*

<b>Service or Facility</b>	<b>Party(ies) Executing Construction</b>	<b>Party(ies) Financing Construction</b>	<b>Party(ies) Responsible for Operation and Maintenance</b>
Sewer and Storm Drainage Facilities	Developer	Developer	Homeowners Association
On-Site Water	City of Fullerton	Developer	City of Fullerton
Off-site Water Facilities	City of Fullerton	Developer	City of Fullerton
Residential Streetscape	Developer	Developer	Homeowners Association
Common Area Improvements	Developer	Developer	Homeowners Association
Private Area Improvements	Homeowner	Homeowner	Homeowner

## 4.2 PROJECT CONSTRUCTION PHASING

All infrastructure within the project boundary will be installed in one phase at project start. These improvements include rough grading, storm drain, water, sewer, dry utilities, and street improvements.

Home construction will include approximately five to six phases. Starts will be based on sales of homes in the previous phase. It is unclear at this time how many phases there will be. The number of phases and number of units in phases may be altered from time to time.

## 4.3 SPECIFIC PLAN AMENDMENT PROCEDURES

This Specific Plan may be amended using the same process by which it was approved. Proposed modifications to the Specific Plan that would substantially alter its intent will be considered amendments to be processed pursuant to Government Code Section 65453.

In the event that the *Valencia & Woods Specific Plan* is not clear in its intent, authority shall be given to the Community Development Director to interpret the Plan.

## 5.0 GENERAL PLAN CONSISTENCY

The Fullerton Plan serves as Fullerton's General Plan pursuant to State law, but goes beyond State's General Plan Guidelines. The Fullerton Plan is the City's fundamental governance document that guides decision-making, actions programs, and crafting of more specific polices. It embodies community values and sets general direction for achieving the Fullerton Vision. The Fullerton Plan views Fullerton as a built place, a local economy, a community of people, and a part of the natural environment.

Part II of The Fullerton Plan is organized into four Master Elements:

- The Fullerton Built Environment
- The Fullerton Economy
- The Fullerton Community
- The Fullerton Natural Environment.

The purpose of this chapter is to ensure that the *Valencia & Woods Specific Plan* is consistent with the goals and policies of The Fullerton Plan, as amended, as required per Government Code Section 65454. A general discussion of how the Specific Plan conforms to the pertinent goals and policies identified in The Fullerton Plan is provided herein. Only those goals and policies that apply to or have relevance to the *Valencia & Woods Specific Plan* are discussed.

**MASTER ELEMENT A: THE FULLERTON BUILT ENVIRONMENT****Goal 1: Resilient and vital neighborhoods and districts*****P1.11 Compatibility of Design and Uses***

This infill project promotes positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm through its orientation to West Valencia and connection to Independence Park. This new residential infill community will expand residential land uses from the south and will create a more appropriate transition between Independence Park and existing commercial/industrial uses. The new residential and park adjacency will create a renewed synergy in this transitional neighborhood.

***P1.12 Energy- and Resource-Efficient Design***

All the homes will be constructed to USGBC's LEED for Homes certified standards. Homes will be designed with efficiency in mind, and include such features as tankless water heaters, Energy Star appliances, drought tolerant landscape with limited turf, and drip irrigation systems.

**Goal 2: A positive identity and distinctive image*****P2.7 Relationship to Street***

The duplex townhomes that face West Valencia Drive utilize a "Mid-Town Contemporary" design concept that will create a positive, accessible image along the street and reinforce a vibrant and comfortable public realm. A distinctive community wall with layered landscape will be provided along Valencia Drive.

***P2.8 Responsiveness to Context***

This infill project provides a good transition between the adjacent Independence Park and the adjacent industrial buildings. The architecture draws its context from Fullerton examples, but with a modern twist, resulting in a "Mid-Town Contemporary" design concept. This new style uses traditional architecture and roof forms, but combines them with contemporary features, such as metal roofs, cable vines over garages, and enhanced front yards which create indoor-outdoor living opportunities.

**Goal 3: A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.**

***3.4 Facilitate Infill Development***

This project is an infill development that will provide new housing options for children, workforce families and young professionals and allow entry level and first move-up home ownership opportunities.

***3.7 Development of Housing for Families***

All the homes within this development will have at least three bedrooms, Some of the homes will have four bedrooms (with options for a fifth) providing new single-family and duplex housing opportunities for families.

***3.24 Encourage Sustainability and Green Building Practices***

All the homes will be constructed to LEED for Homes certified standards

***3.26 Efficient Use of Energy Resources in Residential Development***

Homes within the project will exceed Title-24 energy standards by 15% and will incorporate energy efficient features such as tankless water heaters, energy star appliances, drought tolerant landscape, limited turf areas, and water efficient irrigation.

***3.28 Provision of Amenities and Services Adjacent to Housing***

Since this development is located on an infill site the following amenities and services are located nearby: parks, open space, retail, educational facilities, trails, and transit opportunities. Independence Park, in particular, offers a wide range of amenities and opportunities for its residents, including FAST Swim Team/Lessons, Skate Park, Tot Lot, Boys and Girls Club, and landscaped recreational open space. Retail is offered along the Euclid Street corridor. Downtown Fullerton is approximately one mile from the site.

**Goal 6: A bicycle-friendly city where bicycling is a safe and convenient alternative to motorized transportation and a recreational opportunity for people of all ages and abilities.**

***P6.12 Bicycle Parking and Facilities***

An existing Class II Bike Lane is provided on West Valencia in front of the project that allows future residents access to Fullerton's extensive bikeways. Two-car private garages allow for storage of bicycles for residents. To the north of the site, is the planned rail trail that can be accessed from the development.

**Goal 7: Growth and development aligned with infrastructure capabilities.*****P7.5 Appropriate Development Scale***

The project was designed at a higher density than the homes to the south, across West Valencia Drive, but this is appropriate given the industrial uses to the east. The development will create a buffer/transition between the commercial/industrial use and park use.

**GOAL 8: Protection from the adverse effects of noise.*****P8.6 Noise Receptors***

A noise study will be conducted to verify required wall heights adjacent to noise producing sources. In particular, the rail use to the north will likely require a sound wall of increased height to mitigate noise, as well as some mechanical and building material upgrades to reduce interior noise if required.

**MASTER ELEMENT B: THE FULLERTON ECONOMY****Goal 9: Long-term fiscal strength and stability that has a foundation in local economic assets and adapts to dynamic market conditions.*****P9.17 Fiscally Sound Development***

New and innovative housing opportunities will attract families who are economically stable and will contribute to the community and local economy within the City of Fullerton. Impact fees from the development will help offset the costs of local services needed for this community. The interior streets and landscape will be privately maintained, further reducing the impact of this project on City resources.

**MASTER ELEMENT C: THE FULLERTON COMMUNITY****Goal 12: Proactively addressing public safety concerns.*****P12.13 Safety through Design***

New residential in this transitional neighborhood will change the character of the existing vacant industrial use. The new residents will be unified through their HOA and be more able react to safety incidents.

**Goal 14: An environment with opportunities for community health and wellbeing.*****P14.6 Amenities within a Walkable Distance***

The following amenities and services are located within a walkable distance: parks, open space, retail, educational facilities, trails, and transit opportunities. Independence Park, in particular, offers a wide range of amenities and opportunities for its residents, including FAST Swim Team/Lessons, Skate Park, Tot Lot, Boys and Girls Club, and landscaped recreational open space. Retail is offered along the Euclid Street corridor. Downtown Fullerton is approximately one mile from the site.

***P14.9 Healthy Buildings***

All the homes will be constructed to LEED for Homes standards.

**MASTER ELEMENT D: THE FULLERTON NATURAL COMMUNITY****Goal 15: Parks, recreational facilities, trails, and programs that promote a healthy community and a desirable quality of life.*****P15.16 Relationships to Development Projects***

This development is located on an infill site immediately adjacent to Independence Park that offers a wide range of amenities and opportunities for its residents, including FAST Swim Team/Lessons, Skate Park, Tot Lot, Boys and Girls Club, and landscaped recreational open space. Residents can access the park along West Valencia Drive sidewalks. To the north of the site is the planned rail trail that can be accessed from Independence Park adjacent to the development

**Goal 17: An exceptional variety and quality of educational opportunities that reach community members throughout their lives.*****P17.16 Project Impact Mitigation***

This project has been coordinated with the school districts and the required development fees will be paid.

**Goal 19: An adequate, safe, and reliable water supply.*****P19.7 Sustainable Water Practices in New Development***

All the homes will be constructed to LEED for Homes standards.

**Goal 20: A healthy watershed and clean urban runoff.*****P20.6 Construction Impacts***

The site will be protected during construction through the use of stormwater BMP's, which will prevent sediment from leaving the site.

***P20.7 Development Impacts***

The development has been designed with dry well infiltration to treat and minimize stormwater flows from the community. The proposed water-efficient irrigation system will minimize the amount of runoff from the landscape areas.

**Goal 21: Protection and improvement of air quality.*****P21.6 Construction Impacts***

During construction, required BMPs will be utilized that reduce the amount of dust in the air. Emissions from construction vehicles will meet current California requirements.

***P21.7 Development Impacts***

All the homes will be constructed to LEED for Homes standards.

**Goal 22: Participation in regional efforts to address climate change and its local impacts.*****P22.9 Development***

All the homes will be constructed to LEED for Homes standards.

**Goal 23: Safe and efficient management of waste.*****P23.7 Waste Management***

At least 50% of demolition and construction waste will be diverted from landfills during the construction of this project.



ORDINANCE NO. 3188

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING ZONING AMENDMENT LRP12-00011 TO CHANGE THE ZONING OF A 3.54 ACRE SITE FROM M-G (MANUFACTURING, GENERAL) TO SPD (SPECIFIC PLAN DISTRICT), SUBJECT TO PROVISIONS OF THE VALENCIA & WOODS SPECIFIC PLAN, FOR PROPERTY LOCATED ON THE NORTH SIDE OF VALENCIA DRIVE IMMEDIATELY EAST OF INDEPENDENCE PARK

PRJ12-00198  
ZONING AMENDMENT LRP12-00011

APPLICANT: OLSON URBAN HOUSING LLC  
PROPERTY OWNER: OLSON URBAN HOUSING LLC

THE CITY COUNCIL OF THE CITY OF FULLERTON DOES ORDAIN AS FOLLOWS:

1. That an application was filed to consider a Zoning Amendment to change the zoning classification from M-G to SPD for property located at 655 West Valencia Drive, more specifically described as:

Assessor's Parcel Nos. 032-091-16

2. That public hearings before the Planning Commission and City Council were duly called, noticed and held in consideration of the proposed Zoning Amendment.


3. That a Mitigated Negative Declaration was prepared and adopted for this project in conformance with applicable provisions of the California Environmental Quality Act to identify the project's potential adverse environmental effects and mitigation measures to reduce such impacts to a level that is less than significant.

4. That the approval and implementation of the Zoning Amendment will not be injurious or detrimental to the property and improvements in the project area, nor to the general welfare of the City of Fullerton, and should therefore be approved.

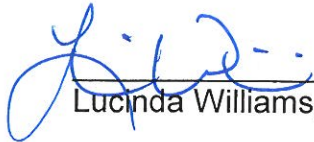
5. That a General Plan Revision has been approved concurrently, and the proposed zoning and general plan land use designations are consistent.

6. The City Council hereby adopts Zoning Amendment LRP12-00011 changing the zoning classification of the site from M-G to SPD

ADOPTED BY THE FULLERTON CITY COUNCIL ON JUNE 4, 2013.

  
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Bruce Whitaker, Mayor

ATTEST:

  
\_\_\_\_\_  
Lucinda Williams, City Clerk

June 10, 2013  
Date

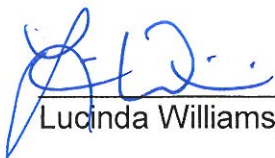
City of Fullerton  
ORDINANCE CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS  
CITY OF FULLERTON )

ORDINANCE NO. 3188

I, Lucinda Williams, City Clerk and ex-officio Clerk of the City Council of the City of Fullerton, California, hereby certifies that the whole number of the members of the City Council of the City of Fullerton is five; and that the above and foregoing Ordinance No. 3188 had first reading by title only, introduction, and further reading waived at the May 21, 2013 City Council regular meeting and was adopted at the June 4, 2013 City Council regular meeting by the following vote:

COUNCIL MEMBER AYES:	Whitaker, Chaffee, Flory, Fitzgerald
COUNCIL MEMBER NOES:	None
COUNCIL MEMBER ABSTAINED:	None
COUNCIL MEMBER ABSENT:	Sebourn



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Lucinda Williams, City Clerk

