3. Project Description

Sewer Infrastructure

Project development onsite is contingent on sewer improvements to a City-owned, 10-inch sewer line in Planning Area 7. Based on the preliminary analysis, this 10-inch line would need to be replaced with a 12-inch or 15-inch line to accommodate the increase in sewer flows from Planning Areas 2 through 5 and Planning Area 7. It should be noted that OCSD has identified a planned regional expansion of its facilities in State College Boulevard. Within the project vicinity, the existing 18-inch line owned by OCSD is being upgraded to a 30-inch line starting at upstream manhole NHP0545-0000 (Nutwood Avenue) to downstream manhole NHP0510 (Commonwealth Avenue).

Maintenance Responsibilities

In general, maintenance of common open space areas, walkways, driveways, and other facilities on private properties would be the responsibility of the property owner, which in turn may be delegated to a business or tenant.⁴ Maintenance of public streets—including associated landscaping and sidewalks within the CollegeTown Specific Plan—would be the responsibility of the City. Several different public utilities are responsible for the water, sewer, and storm drain systems that support the CollegeTown area, as described in Section 5.7, *Hydrology and Water Quality* (storm drains), and Section 5.14, *Utilities and Service Systems* (water and sewer).

3.5 INTENDED USES OF THE EIR

This DEIR is a Program EIR that examines the environmental impacts of the proposed project. This DEIR is also being prepared to address various actions by the City and others to adopt and implement the College Town Specific Plan. It is the intent of this DEIR to enable the City, other responsible agencies, and interested parties to evaluate the environmental impacts of the proposed project, thereby enabling them to make informed decisions with respect to the requested entitlements. The anticipated approvals required for the proposed project are summarized in Table 3-4, List of College Town Specific Plan Actions.

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⁴ In addition, a property based improvement district may be created to assess properties within a specific geographic district to raise revenue for services and benefits that directly benefit that district.

3. Project Description

Table 3-4 List of CollegeTown Specific Plan Actions

Lead Agency	Action
City of Fullerton	 Certification of the EIR Approval of a General Plan Revision to change the current land use designations of the project site to Specific Plan and amend Exhibit 2 of The Fullerton Plan accordingly (City Project No. LRP13-00008) Approval of a Zoning Amendment to change the current zoning designations of the project site to SPD (City Project No. LRP13-00009) Adoption of the CollegeTown Specific Plan (City Project No. LRP13-00010) Approval of a General Plan Revision to amend tables and exhibits (Exhibits 6, 11 and 12) in The Fullerton Plan pertaining to roadway classifications and bike routes (City Project No. LRP13-00011) Approval of the closure and abandonment of a segment (Langsdorf to College Place) of Nutwood Avenue (City Project No. SUB13-00001) Approval of the CollegeTown Parking Management District Approvals and permits for future project development in the Specific Plan area, including grading and building permits and approval of project-specific Water Quality Management Plans
Responsible Agencies	Action
Santa Ana Regional Water Quality Control Board	Issuance of a National Pollution Discharge Elimination System Permit (NPDES) for future construction activities
California Department of Transportation (Caltrans)	 Approval for the connection to the Caltrans-owned frontage road Encroachment permits for construction in any Caltrans right-of-way
Orange County Transit Authority (OCTA)	 Approval of the Memorandum of Understanding for the revisions to the Master Plan of Arterial Highways for the closure and abandonment of a segment of Nutwood Avenue (Langsdorf to College Place) Approval of any revisions to OCTA transit routes Approval of the proposed internal transit loop for OCTA bus drop-off
Orange County Sanitation District (OCSD)	Approval of sewer improvements and connections to regional sewer trunk lines