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CollegeTown

SPECIFIC PLAN

Draft Environmental Impact Report
Volume I

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City of Fullerton
303 W. Commonwealth
Fullerton, CA 92832

DRAFT ENVIRONMENTAL IMPACT REPORT FOR:

COLLEGETOWN SPECIFIC PLAN

VOLUME I

STATE CLEARINGHOUSE NO: 2013041085

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Abbreviations and Acronyms

AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
ADT	average daily traffic
AERMOD	atmospheric dispersion model
af	acre-feet
afy	acre-feet per year
amsl	above mean sea level
APA	American Planning Association
APE	Area of Potential Effect
APN	assessor parcel number
AQMP	air quality management plan
ASI	Associated Students, Inc.
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
ATCM	airborne toxic control measures
ATS	active treatment system
BAAQMD	Bay Area Air Quality Management District
BAT	best available technology
BAU	business as usual
BCT	best conventional technology
BDCD	Bay Delta Conservation Plan
bgs	below ground surface
BMP	best management practices
BNSF	Burlington Northern & Santa Fe
BPP	basin production percentage
BRT	bus rapid transit
BTU	British Thermal Units
CAA	Clean Air Act
CalEEMod	California Emissions Estimator Model
CalEMA	California Emergency Management Agency
Cal/EPA	California Environmental Protection Agency
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources, Recycling, and Recovery
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CAT	Climate Action Team
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDF	California Department of Finance
CDFW	California Department of Fish and Wildlife
CDR	Center for Demographic Research
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act

CERT	community emergency response team
CFCs	chlorofluorocarbons
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH_4	methane
CHRIS	California Historic Resources Inventory System
CMA	congestion management agency
CMP	congestion management program
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CO_2	carbon dioxide
CO_2e	carbon dioxide equivalent
CORRACTS	Corrective Action Report
Corps	United States Army Corps of Engineers
CPUC	California Public Utilities Commission
CRA	Colorado River Aqueduct
CRHR	California Register of Historic Resources
CRS	community rating system
CSO	combined sewer overflows
CSUF	California State University, Fullerton
CTC	California Transportation Commission
CTFP	Comprehensive Transportation Funding Program
CTRP	commute trip reduction program
CUP	conditional use permit
CUPA	certified unified program agency
CWA	Clean Water Act
cy	cubic yard
DAMP	drainage area management plan
dB	decibel
dBA	A-weighted decibel
DCV	design capture volume
DMAs	Drainage Management Areas
DEIR	Draft Environmental Impact Report
DOF	Department of Finance
DOSD	California Division of Safety of Dams
DOT	Department of Transportation (US)
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EIR	Environmental Impact Report
EMT	emergency medical technician
EOP	emergency operations plan
EPA	Environmental Protection Agency (US)
EPCRA	Emergency Planning and Community Right-to-Know Act
ESA	environmental site assessment
FAA	Federal Aviation Administration
FDPA	Flood Disaster Protection Act
FEIR	Final Environmental Impact Report

Abbreviations and Acronyms

FEMA	Federal Emergency Management Agency
FFD	Fullerton Fire Department
FHWA	Federal Highway Administration
FIRM	Flood Insurance Rate Map
FIS	Federal Insurance Studies
FJUHSD	Fullerton Joint Union High School District
FMA	Fullerton Municipal Airport
FPD	Fullerton Police Department
FPL	Fullerton Public Library
FSD	Fullerton School District
FSRS	Fire Suppression Rating System
FTA	Federal Transit Administration
FTC	Fullerton Transportation Center
GCP	general construction permit
GHG	greenhouse gases
GWMP	groundwater management plan
GWP	global warming potential
GWRS	groundwater replenishment system
HAP	hazardous air pollutant
HCA	Historic Compatibility Analysis
HCD	Housing and Community Development Department
HCFCs	hydrochlorofluorocarbons
HCM	Highway Capacity Manual
HCOC	hydrologic conditions of concern
HEPA	High-Efficiency Particulate Air
HFCs	hydrofluorocarbons
HIU	Hope International University
HMD	Hazardous Materials Division
HMP	hazard mitigation plan
HQTC	High Quality Transit Areas
HRA	health risk assessment
HSC	hydrologic source controls
HSG	hydrologic soils group
HVAC	heating, ventilating, and air conditioning system
HWMP	hazardous waste management plan
Hz	Hertz
IBC	International Building Code
ICC	International Code Council
IFC	International Fire Code
IPCC	Intergovernmental Panel on Climate Change
IPM	integrated pest management
IRP	integrated water resources plan
ISO	Insurance Services Office
ITE	Institute of Transportation Engineers
kWh	kilowatt-hours
LBP	lead-based paint
LCFS	low carbon fuel standard
L_{dn}	day-night noise level

Abbreviations and Acronyms

LDS	Latter-Day Saints
LED	light-emitting diodes
LEED	Leadership in Energy Efficiency and Environmental Design
LEPC	local emergency planning committee
L_{eq}	equivalent continuous noise level
LID	low impact development
LIP	local implementation plans
LOMR	letter of map revision
LOS	level of service
LQG	large quantity generator
LST	localized significance thresholds
LUFT	leaking underground fuel tank
LUST	leaking underground storage tank
MCL	maximum contaminant level
MEP	maximum extent practical
MERV	Minimum Efficiency Rating Value
mgd	million gallons per day
MMLOS	multi-modal levels of service
MMT	million metric tons
MOU	memorandum of understanding
MPAH	Master Plan of Arterial Highways
mph	miles per hour
MPO	metropolitan planning organization
MRF	materials recovery facility
MS4	municipal separate storm sewer systems
MT	metric ton
MWD	Metropolitan Water District of Southern California
MXD	mixed-use development trip generation
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHD	National Hydrography Dataset
NHPA	National Historic Preservation Act
NOP	Notice of Preparation
NO	nitrogen oxide
NO_2	nitrogen dioxide
NO_x	nitrogen oxides
N_2O	nitrous oxide
NOI	notice of intent
NPDES	National Pollution Discharge Elimination System
NPDWR	National Primary Drinking Water Regulations
NPL	National Priorities List
NRHP	National Register of Historic Places
O_3	ozone
O&M	operations and maintenance
OCCOG	Orange County Council of Governments
OCFA	Orange County Fire Authority

Abbreviations and Acronyms

OCFCD	Orange County Flood Control District
OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Authority
OCTAM	Orange County Traffic Analysis Model
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
OHP	Office of Historic Preservation (California)
OSHA	Occupational Safety and Health Administration
Pb	lead
PCE	perchloroethylene
PFCs	perfluorocarbons
PM	particulate matter
PM_{10}	coarse inhalable particulate matter
$PM_{2.5}$	fine inhalable particulate matter
$PM_{1.0}$	ultrafine inhalable particulate matter
PMD	parking management district
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRD	permit registration documents
PTOWs	publically owned treatment works
PVC	polyvinyl chloride
REC	recognized environmental conditions
RCP	reinforced concrete pipe
RCRA	Resource Conservation and Recovery Act
RHNA	Regional Housing Needs Assessment
PMD	parking management district
ROW	right-of-way
RPS	renewable portfolio standard
RSA	regional statistical areas
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SARA	Superfund Amendments and Reauthorization Act
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCS	sustainable communities strategy
SDWA	Safe Drinking Water Act
SERC	State Emergency Response Commission
SF_6	sulfur hexafluoride
SFHA	special flood hazard areas
SHMA	Seismic Hazards Mapping Act
SHOPP	State Highway Operation and Protection Program
SIP	state implementation plan
SLM	sound level meter
SO_2	sulfur dioxide

Abbreviations and Acronyms

SO_4	sulfate
SO_x	sulfur oxides
SPD	Specific Plan District
SPL	sound pressure level
SoCAB	South Coast Air Basin
SoCalGas	Southern California Gas Company
SQG	small quantity generator
SR	State Route
SRA	source receptor area
SRC	student recreation center
STIP	State Transportation Improvement Program
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
T-BACT	best available control technologies for toxics
TAC	toxic air contaminant
TAZ	traffic analysis zone
TCE	trichloroethylene
TDS	total dissolved solids
TGD	technical guidance document
TMDL	total maximum daily load
tpd	tons per day
TTCP	Traditional Tribal Cultural Places
TRI	toxic release inventory
URM	unreinforced masonry
USGS	United States Geological Survey
UST	underground storage tank
UWMP	urban water management plan
V/C	volume-to-capacity ratio
VdB	velocity decibels
VMT	vehicle miles traveled
VOC	volatile organic compound
WQMP	water quality management plan
WSA	water supply assessment
ybp	years before present

Abbreviations and Acronyms

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