SECTION 6.0 LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

6.1 <u>ANY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF</u> THE PROPOSED PROJECT IS IMPLEMENTED

The environmental impacts of the proposed Fullerton Transportation Center (FTC) Specific Plan project are discussed in Sections 4.1 through 4.13 of this EIR. Implementation of the proposed project would result in potentially significant impacts prior to implementation of mitigation measures (MM) for the following topical issues: air quality; cultural resources; geology and soils; hazards and hazardous materials; noise; population, housing and employment (population and housing); transportation; and greenhouse gas emissions.

Implementation of the mitigation measures provided for the following topical areas would reduce these impacts to less than significant levels for the following issues: cultural resources, geology and soils, hazards and hazardous materials, and transportation/traffic (impact at Harbor Boulevard/Chapman Avenue intersection). However, even with implementation of the PDFs, SCs, and MMs, the proposed FTC Specific Plan would result in the following significant and unavoidable impacts and would require adoption of a Statement of Overriding Considerations:

- Air Quality: local exposure to short-term, construction-related emissions of PM10 and PM 2.5 exceeding ambient air quality standards (Impact 2.1b); long-term operational regional project-related and cumulative emissions of VOC, PM10, and NOx (Impacts 2.1c and 2.2b); and exposure of sensitive receptors to PM10 and PM2.5 emissions that exceed the 24-hour ambient air quality standard during the mass grading and excavation phase (Impact 2.3b).
- Noise: short-term construction noise levels within 80 feet of sensitive receptors could be substantially greater than existing ambient noise levels (Impact 8.3).
- Population, Housing and Employment: substantial increase in population and housing growth not anticipated for the project area resulting in project and cumulative impacts (Impact 9.1).
- Transportation and Traffic: implementation of the FTC Specific Plan would significantly impact the intersection of Orangethorpe Avenue/Lemon Street (Years 2015, 2020 and 2035 General Buildout) using the City of Anaheim intersection capacity utilization (ICU) methodology for analyzing impacts. The Orangethorpe Avenue/Lemon Street intersection is also under the jurisdiction of the City of Anaheim (Impact 11.1).

6.2 <u>SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE</u> <u>CAUSED BY THE PROPOSED PROJECT SHOULD IT BE IMPLEMENTED</u>

The environmental effects related to the implementation of the proposed project are discussed in Sections 4.1 through 4.13 of this EIR. Implementation of the project would require the long-term commitment of natural resources and land. Development of the project would result in the commitment of land resources for mixed-use (commercial space on the ground floor and either residential units, office space, or a hotel on upper floors), multi-family residential, civic spaces (Transit Plaza, Rail Promenade, neighborhood parks, etc.), parking (surface and structure), as well as new utilities and improved existing utilities. Additional building types and uses may include, but are not limited to: performing arts centers, live music venues, libraries, museums, community centers, and additions to and adaptive reuses of historic buildings.

Construction and long-term operation of the project would require the commitment and reduction of nonrenewable and slowly renewable resources, including: petroleum fuels and natural gas (for vehicle emissions, construction, lighting, heating, and cooling of structures); and lumber, sand/gravel, steel, copper, lead, and other metals (for use in building construction, piping, and roadway infrastructure). Other resources that are slow to renew and/or recover from environmental stressors would also be impacted by project implementation, such as air quality through the combustion of fossil fuels and production of greenhouse gases; and water supply through the increased potable water demands for drinking, cooking, cleaning, landscaping, and general maintenance needs.

6.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the proposed FTC Specific Plan could foster economic or population growth, or the construction of additional development, either directly or indirectly, in the surrounding environment. To address this issue, potential growth-inducing effects are examined through analysis of the following questions:

- 1. Would this project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area or through changes in existing regulations pertaining to land development)?
- 2. Would this project result in the need to expand one or more public services to maintain desired levels of service?
- 3. Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- 4. Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

It should be noted that growth-inducing effects are not necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment, beyond the direct consequences of implementing the proposed project.

1. Would this project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development)? As discussed in Section 4.12, Utilities and Service Systems, no major new infrastructure facilities are required specifically to accommodate the FTC Specific plan project. Existing utility infrastructure and facilities are available adjacent to and within the project area. However, some of the existing facilities (including water, sewer, storm drain, and dry utility lines) would need to be upgraded and/or relocated within the project area to serve the level of development anticipated with the proposed project, and accommodate proposed structure locations. The utility upgrades within the project area would be sized and located expressly to serve the proposed project, and would not, therefore, induce growth in the project vicinity. The Sewer Study (RMC 2009) prepared to address the City's major sewer lines within and outside the project site that would handle flows generated by the proposed project, determined there would be a wastewater capacity limitation in the existing 12-inch sewer main located in the alley north of Santa Fe Avenue between Harbor Boulevard and Highland Avenue. The City of Fullerton has completed construction of a new sewer line to divert wastewater flows from this line into

a new 12- to 15-inch sewer line in Santa Fe Avenue and Highland Avenue, which would accept flows from existing developments and the proposed project (if approved). MM 12-1 requires the proposed project to contribute a fair share payment to the City of Fullerton for construction of the new sewer line. Furthermore, the proposed project would not generate wastewater that would exceed the capacity already planned for this sewer line. Therefore, the proposed project would not result in the extension of major infrastructure facilities that would induce population growth.

As discussed in Section 3.0, Project Description, of this EIR, implementation of the FTC Specific Plan would involve a General Plan Amendment (to change the land use designation to "Fullerton Transportation Center Specific Plan") and a zone change (to "Specific Plan District"). As discussed in Section 4.9, Population, Housing and Employment, and Section 6.1 above, implementation of the proposed project would directly induce population growth on the site through the General Plan Amendment and Zone Change that would allow for the development of residential land uses not currently anticipated in the City of Fullerton General Plan. This growth is a direct impact of the project and is limited to the project site. As discussed in Section 4.7, Land Use, the proposed project implements the City's Redevelopment Plan for the Central Business District and Redevelopment Plan Merger and Amendment, and would be consistent with the goals/policies of the City's General Plan and other relevant planning documents that address the redevelopment and revitalization of the downtown area of the City.

- 2. Would this project result in the need to expand one or more public services to maintain desired levels of service? As discussed in Section 4.10, Public Services, none of the public service agencies consulted during the preparation of this EIR have indicated that this project would necessitate the immediate expansion of their existing resources in order to maintain desired levels of service. In the event that their resources do need to be expanded, funding mechanisms are in place through existing regulations and standard practices to accommodate such growth. This project would not, therefore, have significant growth-inducing consequences with respect to public services. It should be noted that the proposed project would require relocation of Fire Station No. 1, but this is driven by the redevelopment of the project area, and not the increase in demand for fire protection services.
- 3. Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment? During project construction, a number of design, engineering, and construction-related jobs would be created. This would last until project construction is completed; build-out of the FTC Specific Plan is assumed to occur by 2020. This would be an indirect, growth-inducing effect of this project. As new residential, mixed-use and other potential site uses are developed and occupied, residents and employees of the proposed project would seek shopping, entertainment, employment, home improvement, auto maintenance and other economic opportunities in the surrounding area, both on site and off site. This would represent an increased demand for such economic goods and services and could, therefore, encourage the creation of new businesses and/or the expansion of existing businesses that address these economic needs.

However, the proposed project provides not only residential uses, but also commercial (i.e. employment-generating) uses. As discussed in Section 3.0, Project Description, the FTC Specific Plan would give property owners/developers flexibility to develop properties with a mix of retail, office, residential, live-work and hotel uses based on future market demand. A proportion of the new commercial uses are intended to serve the shopping needs of the future FTC Specific Plan residents and would also generate

additional employment opportunities. Therefore, while the exact balance of residential and commercial land uses that may ultimately be developed is not defined and would be subject to future market forces, indirect growth-inducing effects would be minimized due to the mix of land uses set forth by the proposed project.

4. Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment? As discussed previously, the proposed FTC Specific Plan involves a General Plan Amendment and Zone Change but would be consistent with the City's redevelopment plans for the Downtown. The FTC Specific Plan would increase the intensity of development within the project area as well as introduce multi-family and mixed-use residential land uses.

No changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement this project. Standard conditions/requirements and mitigation measures have been identified in Sections 4.1 through 4.13 to ensure that implementation of individual projects under the FTC Specific Plan comply with all applicable City plans, policies, and ordinances to ensure that there are no conflicts with adopted land development regulations and that environmental impacts are minimized.

Pressures to redevelop other land in the surrounding area may derive from regional economic conditions and market demands for housing, commercial, office, and industrial land uses that may be directly or indirectly influenced by the proposed project. Proposals may arise to further amend the General Plan and Zoning to allow for additional residential, commercial and/or office development. These amendments would require a full environmental analysis of the impacts of such actions. Therefore, although the project may be considered a precedent-setting action (by introducing residential land uses and increasing development intensity within a TOD), the impacts of subsequent similar actions would require environmental analysis and associated mitigation to ensure that such subsequent impacts would not significantly affect the environment, or that potential impacts are reduced to the extent feasible.

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