



INITIAL STUDY/ MITIGATED NEGATIVE DECLARATION

WORLD CITRUS BUILDINGS DEMOLITION PROJECT

Submitted to | City of Fullerton

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August 2010

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SECTION 1.0 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

In accordance with the California Environmental Quality Act (CEQA) (*Public Resources Code* §21000 et seq.) and the CEQA Guidelines (*California Code of Regulations* §15000 et seq.), this Initial Study (IS) has been prepared as documentation for a Mitigated Negative Declaration (MND) for the proposed World Citrus Buildings Demolition Project. This IS includes a description of the proposed project, location of the project site, evaluation of the potential environmental impacts, findings from the environmental review, and proposed mitigation measures to lessen or avoid impacts on the environment.

Pursuant to Section 15367 of the State CEQA Guidelines, the City of Fullerton is the lead agency for the project. The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment. The City of Fullerton, as lead agency, has the authority for project approval and certification of the accompanying environmental documentation.

1.2 SUMMARY OF FINDINGS

Based on the environmental checklist form prepared for the project (provided in Section 4) and supporting environmental analysis (provided in Section 5), with implementation of project design features (described in Section 2, Project Description) and standard conditions and requirements, the proposed project would have no impact or less than significant impacts in the following environmental impact areas: aesthetics; air quality; agricultural resources; biological resources; cultural resources; geology and soils; greenhouse gas emissions, hydrology and water quality; land use and planning; mineral resources; noise; population and housing; recreation; public services; transportation and traffic; and utilities and service systems. The proposed project has the potential to have significant impacts related to hazards/hazardous materials unless the recommended mitigation measures described herein are incorporated into the project.

The project site is currently developed with vacant industrial buildings associated with the former World Citrus facility. There are eight buildings on site and the remaining areas are paved. Because the project site has been previously disturbed during development of the industrial land uses, physical impacts which would typically be experienced during construction activities (e.g., changes in topography, loss of natural habitat, changes in drainage courses) would not occur with the proposed project.

According to the CEQA Guidelines, it is appropriate to prepare an MND for the proposed project because, after incorporation of the recommended mitigation measures, potentially significant environmental impacts would be eliminated or reduced to a level considered less than significant.

1.3 PROJECT REVIEW PROCESS

The IS and proposed MND have been submitted to potentially affected agencies and individuals. Notices of the availability of the IS and the proposed MND for review and comment have been posted at the project site and at the City of Fullerton Community Development Department. The environmental documentation is available at the City of Fullerton for review (at the address below).

A 20-day public review period has been established for the IS and the proposed MND, in accordance with Section 15073 of the CEQA Guidelines. In reviewing the IS/MND, affected public agencies and the interested public should focus on the adequacy of the document in identifying and analyzing the potential environmental impacts and the ways in which the potentially significant effects of the project can be avoided or mitigated. Comments on the IS/MND and the analysis contained herein may be sent to the following:

Heather Allen
Planning Manager
City of Fullerton Community Development Department
303 West Commonwealth Avenue
Fullerton, CA 92832

Following receipt and evaluation of comments from agencies, organizations, and/or individuals, the City of Fullerton will determine whether any substantial new environmental issues have been raised. If so, further documentation may be required.

1.4 ORGANIZATION OF THE INITIAL STUDY

The IS is organized into the following sections:

- **Section 1 Introduction.** This section provides an overview of the conclusions in the IS.
- **Section 2 Project Description.** This section provides a brief description of the project location, the existing environmental setting of the project site and vicinity, and a description of the proposed project.
- **Section 3 Environmental Checklist Form.** The completed City of Fullerton Environmental Checklist Form provides an overview of the potential impacts that may or may not result from project implementation. The environmental checklist form also includes "mandatory findings of significance" required by CEQA.
- Section 4 Environmental Evaluation. This section contains an analysis of
 environmental impacts identified in the environmental checklist and identifies Project
 Design Features (PDFs) and Standard Conditions and Requirements (SCs) that
 minimize environmental impacts. Mitigation Measures (MMs) required to eliminate any
 potentially significant effects or to reduce potentially significant effects to a level
 considered less than significant are identified.
- **Section 5 Report Preparers.** This section lists the authors, including staff from the City of Fullerton, who assisted in the preparation and review of the IS.
- Section 6 References. This section identifies the references used in preparation of the IS.