



Section 2.0:

## **Executive Summary**





## **SECTION 2.0**

# **EXECUTIVE SUMMARY**

### **2.1 PROJECT LOCATION**

The City of Fullerton (City) is located within the northern portion of Orange County, California, approximately 26 miles southeast of Downtown Los Angeles and approximately 12 miles north of Santa Ana.

### **2.2 PROJECT SUMMARY**

The Fullerton Plan is a comprehensive update of the 1996 General Plan. The purpose of The Fullerton Plan is to provide the City Council, Planning Commission, Staff, and the entire community with a comprehensive and internally consistent plan to guide the City's decision-making and development processes through to the proposed General Plan (i.e., The Fullerton Plan) Horizon Year (2030).

### **COMPONENTS OF THE FULLERTON PLAN**

The Fullerton Plan is comprised of the following parts: Part I, The Fullerton Vision; Part II, The Fullerton Plan Elements (i.e., The Fullerton Built Environment, The Fullerton Economy, The Fullerton Community, and The Fullerton Natural Environment), and Part III, The Fullerton Implementation Strategy. Each Element contains individual related chapters or elements, which include a set of Goals, Policies, and Actions. Additional technical information and supporting background material is provided in The Fullerton Plan Appendices.

The Fullerton Plan major components are:

1. Update of existing conditions, with year 2010 serving as the baseline year.
2. Communicate the "Vision for Fullerton" through a Vision Statement to establish a community-based foundation that captures the City's qualities, values, and characteristics, now and in the future.
3. Update of the Land Use Element (i.e., Community Development and Design Chapter), including the establishment of allowable residential densities and non-residential intensities.
4. Rename the 1996 General Plan "land use designations" to "community development types." These will continue to function as land use designations pursuant to General Plan law.
5. Create two new community development types (i.e., Neighborhood Center Mixed-Use and Urban Center Mixed-Use), given the 1996 General Plan land use designations do not encompass the higher end of the density/intensity range now desired for specific areas of the City.



6. Establish guiding principles, derived from the community’s vision for Fullerton. The principles will guide the City’s General Plan process, upon which to develop new goals, policies, and implementation actions. As guidelines and points of reference, the principles will also connect actions to goals.
7. Update of General Plan development projections to the year 2030. Projections for residential and non-residential development, and population and employment have been updated for the year 2030.
8. Communicate “Focus Areas” (i.e., Focus Area Overlay) through a citywide Focus Area Map to more specifically identify those parts of Fullerton where potential change is anticipated or planned.
9. Add to, delete, or modify the 1996 General Plan goals, policies, and programs.
10. Amend the remaining General Plan Elements to reflect the components described above.

## **ELEMENTS OF THE FULLERTON PLAN**

The Fullerton Plan includes the following Master Elements and related chapters:

### The Fullerton Built Environment

- Community Development and Design Element;
- Housing Element;
- Historic Preservation Element;
- Mobility Element;
- Bicycle Element;
- Growth Management Element; and
- Noise Element.

### The Fullerton Economy

- Economic Development Element; and
- Revitalization Element.

### The Fullerton Community

- Public Safety Element;
- Public Health Element;
- Parks and Recreation Element;
- Arts and Culture Element;
- Education Element; and
- Community Involvement Element.

### The Fullerton Natural Environment Element

- Water Element;
- Air Quality and Climate Change Element;
- Integrated Waste Management Element;



- Open Space and Natural Resources Element; and
- Natural Hazards Element.

## COMMUNITY DEVELOPMENT TYPES

The 1996 General Plan's "land use designations" have been renamed "community development types" in The Fullerton Plan. The community development types, which are listed below, continue to function as land use designations under General Plan law.

- Low Density Residential;
- Low/Medium Density Residential;
- Medium Density Residential;
- High Density Residential;
- Greenbelt Concept;
- Commercial;
- Office;
- Industrial;
- Downtown Mixed-Use;
- Neighborhood Center Mixed-Use;
- Urban Center Mixed-Use;
- School Facilities;
- Government Facilities;
- Parks and Recreation;
- Religious Institutions;
- Amerige Heights Specific Plan; and
- Fullerton Transportation Center Specific Plan.

## FOCUS AREAS

Twelve geographic focus areas have been identified in the City within which to concentrate future community-based planning efforts. Envisioned land uses, appropriate densities and intensities, and policy guidance are provided for each Focus Area. For parcels that are within a Focus Area Overlay Designation, the underlying community development type applies until a specific plan, master plan, or other implementing document is prepared, at which point a General Plan Amendment would be adopted to re-designate the land, if necessary.

## COMMUNITY DEVELOPMENT PLAN

The Fullerton Plan Community Development Plan presents the City's official policy relative to land use and community development. The Community Development Plan divides the City into community development types that define areas of the City by type of use, existing neighborhood character, and intent of future growth. The Fullerton Plan would result in 56,130 DU at buildout, with a resultant population projection of 165,303 persons. Additionally, approximately 56 million SF of non-residential land uses are proposed, with an employment potential of approximately 83,883 jobs.



When compared to 2010 existing conditions, implementation of The Fullerton Plan would result in the following conditions at buildout:

- A housing stock of 56,130 DU, or 10,183 DU over 45,947 existing DU;
- A population of 165,303 persons, or 29,989 persons over the existing population of 135,314 persons;
- A non-residential floor area of approximately 56,307,474 SF, or approximately 10,666,459 SF over the existing non-residential floor area of approximately 45,641,015 SF; and
- Employment consisting of approximately 83,883 jobs, or approximately 24,032 jobs over the existing employment of 59,851 jobs.

## **BICYCLE MASTER PLAN**

Adopted concurrently with The Fullerton Plan, the Bicycle Master Plan provides goal, policies, and actions to The Fullerton Plan while also meeting the requirements for a Bicycle Transportation Plan (Section 891.2(a) through (k) of the Streets and Highways Code) to establish the City of Fullerton's eligibility for Caltrans Bicycle Transportation Account funds. The Bicycle Master Plan goes beyond the requirements for a Bicycle Transportation Plan and covers on- and off-street paved bicycle facilities for both commuting and recreation.

The Bicycle Master Plan seeks to elevate prior work efforts dating back to City bikeway plans of 1971, 1983 and 1996, and the work of the Fullerton Bicycle Task Force from 1990-1992; recognizing that bicycling as a means of mobility is a priority to the Fullerton community and that the needs of bicycle users in the City, and the creation of a complete and safe bicycle network, are central to maintaining and enhancing Fullerton's quality of life. The Bicycle Master Plan is the first which will seek formal approval under the Streets and Highways Code.

## **CLIMATE ACTION PLAN**

California adopted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, which requires California to reduce statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. The California Air Resources Board (CARB) encourages local governments to adopt a reduction goal for municipal operations emissions and move toward establishing similar goals for community emissions that parallel the State commitment to reduce GHGs. As part of the Fullerton Plan process, the City also decided to undertake development of its first Climate Action Plan (CAP). Development of the CAP occurred simultaneously with The Fullerton Plan to ensure that the CAP was synchronized with the direction of the Plan. The CAP is an important implementing action of the Plan that must reflect and be consistent with the overall goals of The Fullerton Plan.

Adopted concurrently with The Fullerton Plan, the CAP is an implementing action of The Fullerton Plan that describes measures intended to reduce GHG emissions within City operations and the community at-large. Overall, the goal of the CAP is to reduce Fullerton's GHG emissions by 15 percent below 2009 emission levels by the year 2020. The CAP provides



general information about climate change and how GHG emissions within the community contribute to it, as well as an analysis of the potential effects of climate change on the community. In addition, the CAP describes the baseline GHG emissions produced in Fullerton, and projects GHG emissions that could be expected if the CAP was not implemented. The CAP establishes a comprehensive, GHG emissions reduction strategy for Fullerton with regard to four strategies: 1) Transportation and Mobility, 2) Energy Use and Conservation, and 3) Water Use and Efficiency, 4) Solid Waste Reduction and Recycling.

The CAP implements policies that have been identified in the Built Environment and Natural Environment Master Elements, including the Mobility, Bicycle, Water, Air Quality and Climate Change, and Integrated Waste Management Chapters of The Fullerton Plan. The Fullerton Plan includes specific goals and policies that guide the City's approach to climate change, including guidelines for preparing inventories or plans and general reduction strategies. As climate change is a cross-cutting issue addressed by many elements of The Fullerton Plan, the CAP as a whole is considered an implementation measure for the relevant policies discussed in The Fullerton Plan. This structure allows the City to update the CAP on an on-going, as-needed basis to ensure that the City's climate protection efforts reflect both current legislation and emerging best practices.

## 2.3 PROJECT OBJECTIVES

The City of Fullerton is approximately 90 percent built-out, and as such, The Fullerton Plan has identified 12 Focus Areas within which to concentrate potential change through community-led planning processes. The City's objectives for The Fullerton Plan and EIR are:

- Update the City's environmental baseline conditions to the year 2010.
- Update the General Plan (i.e., The Fullerton Plan) development projections for the year 2030, including projections for dwelling units, non-residential floor area, population, and employment.
- Provide new goals, policies, and actions to address future development and growth within the City.
- Provide a basis for informative decisions when considering the 2030 development associated with implementation of The Fullerton Plan.
- Conform to Section 21000 et seq. of CEQA, which requires that environmental impacts be addressed and mitigated.
- Provide a legally defensible environmental foundation upon which discretionary actions may be evaluated.



## 2.4 ENVIRONMENTAL IMPACTS

The City of Fullerton determined that a Program EIR should be prepared pursuant to the CEQA Guidelines. The environmental issues identified by the City for assessment in the Program EIR are:

- Land Use and Planning;
- Population, Housing, and Growth;
- Aesthetics and Light/Glare;
- Traffic and Circulation;
- Air Quality;
- Noise;
- Geology and Soils;
- Hydrology and Water Quality;
- Hazards and Hazardous Materials;
- Cultural Resources;
- Biological Resources;
- Public Services/Parks and Recreation;
- Utilities and Service Systems; and
- Greenhouse Gas Emissions.

Section 5.0, Environmental Analysis, of this Program EIR provides a description of potential environmental impacts of The Fullerton Plan and recommends mitigation measures to avoid or reduce impacts to a less than significant level, where feasible. After implementation of the recommended mitigation measures most of the significant or potentially significant impacts associated with the proposed General Plan Update (i.e., The Fullerton Plan) would be reduced to a less than significant level. However, the impacts listed below could not be feasibly mitigated and would result in a significant and unavoidable impact with implementation of The Fullerton Plan.

### LAND USE AND PLANNING

- Consistency with Airport Environs Land Use Plan (AELUP) for Fullerton Municipal Airport

### TRAFFIC AND CIRCULATION

- General Plan Update Traffic Operations
- CMP Traffic Operations
- Cumulative Traffic Operations

### AIR QUALITY

- Short-Term Construction Emissions
- Long-Term Mobile and Stationary Source Emissions



- Cumulative Air Quality
  - Construction
  - Regional Air Quality

## NOISE

- Cumulative Long-Term Operational Noise – Mobile Sources
  - Gilbert Street north of Rosecrans Avenue
  - Associated Road between Bastanchury Road and Yorba Linda Boulevard

## HAZARDS AND HAZARDOUS MATERIALS

- Airport Safety Hazards

## 2.5 SUMMARY OF PROJECT ALTERNATIVES

Section 8.0, Alternatives, analyzes three reasonable alternatives to The Fullerton Plan, and evaluates the comparative merits of each alternative. Potential environmental impacts associated with the alternatives are compared to the impacts of The Fullerton Plan. The alternatives include: No Project/Existing General Plan, The Fullerton Plan with Reduced Focus Areas Alternative, and The Fullerton Plan with Reduced Growth Alternative.

No Project/Existing General Plan Alternative. As required by CEQA Guidelines Section 15126.6 (e), the No Project/Existing General Plan Alternative describes buildout of the City of Fullerton in accordance with existing zoning and General Plan land use designations and policies of the current General Plan, which was adopted in 1996. This Alternative assumes that the existing General Plan would continue to provide outdated information regarding several issues, such as land uses, traffic conditions, community noise levels, air quality data, public services and utilities levels of service, and population, employment and housing.

The Fullerton Plan With Reduced Focus Areas Alternative. The Fullerton Plan with Reduced Focus Areas Alternative assumes that The Fullerton Plan would be adopted, as proposed, with the exception of the Airport Industrial, North Industrial, and Southeast Industrial Focus Areas. These areas would not be identified as Focus Areas within The Fullerton Plan with Reduced Focus Area Alternative. Additional growth (residential and non-residential) associated with the Airport Industrial, North Industrial, and Southeast Industrial areas would not occur. As a result, this Alternative assumes the anticipated growth would be reduced when compared to The Fullerton Plan.

The anticipated growth over existing conditions within the Focus Areas with The Fullerton Plan with Reduced Focus Areas Alternative would be:

- 54,703 dwelling units; and
- 52,046,244 square feet of non-residential uses.



The Fullerton Plan with Reduced Focus Areas Alternative would allow for the following when compared to The Fullerton Plan:

- 1,427 fewer dwelling units; and
- 4,261,230 fewer square feet of non-residential uses.

**The Fullerton Plan With Reduced Growth Alternative.** The Fullerton Plan with Reduced Growth Alternative assumes that The Fullerton Plan would be adopted, as proposed, however the amount of growth that would occur within any of the Focus Areas would be reduced when compared to The Fullerton Plan. Overall, the growth anticipated with The Fullerton Plan with Reduced Growth Alternative would occur at lower densities and intensities when compared to The Fullerton Plan. However, this Alternative assumes the reduction in growth could occur within any of the Focus Areas.

The anticipated growth over existing conditions within the Focus Areas with The Fullerton Plan with Reduced Growth Alternative would be:

- 53,324 dwelling units; and
- 54,618,249 square feet of non-residential uses.

The Fullerton Plan with Reduced Focus Areas Alternative would allow for the following when compared to The Fullerton Plan:

- 2,836 fewer dwelling units; and
- 1,689,225 fewer square feet of non-residential uses.

## 2.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
<b>Land Use and Planning</b>			
Implementation of The Fullerton Plan would not physically divide an established community.	There are no proposed General Plan Update Policies or Actions pertaining to division of an established community.	No mitigation measures are required.	Not applicable.
Implementation of The Fullerton Plan would not conflict with applicable Federal or State agency policies and regulations.	OAP1, P1.2, P1.3, P19.1, P19.2, P19.5, P20.1, P20.2, P20.5, P20.6, P20.7, A20.1, P21.1, P21.2, P21.4, P22.1, P22.2, P22.4, P22.5, P22.8, P22.9, A22.1, A22.3, P24.1, P24.2, P24.3, P24.8, P24.9, P24.12, P24.13, A24.1, P25.1, P25.4, P26.5, P25.6, P25.8	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan would not conflict with SCAG'S Intergovernmental Review Policies.	OAP 1, P1.2, P1.3, P1.4, P1.7, P1.8, A1.1, A1.3, A1.7, P2.4, P2.5, P2.8, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.15, 3.17, 3.21, 3.22, 3.24, 3.26, P5.1, P5.3, P5.4, P5.6, P5.7, P5.9, P5.10, P5.11, P5.12, P5.13, P5.15, A5.1, A5.2, A5.3, A5.7, P6.4, P7.1, P7.2, P7.3, P7.5, A7.1, P9.6, P9.7, P10.6, P10.7,	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
	P10.13, P11.1, P11.2, P11.3, P11.4, P11.7, P11.8, P11.12, A11.3, P14.6, P15.7, P15.14, P17.1, P18.1, P18.2, P18.3, P18.4, P18.6, P18.12, A18.3, A18.4, A18.6, P19.1, P19.2, P19.3, P19.7, P20.1, P20.2, P20.3, P20.5, P20.6, P20.7, A20.1, A20.2, P21.1, P21.2, P21.4, P21.6, P21.7, P22.1, P22.2, P22.3, P22.4, P22.6, P22.9, A22.2, A22.3, P23.3, P23.4, P23.5, P23.6, P23.7, A23.1, A23.2, P24.1, P24.2, P24.3, P24.8, P24.9, A24.1, P25.1, P25.4, P26.5, P25.6, P25.8		
Implementation of The Fullerton Plan would conflict with the AELUP for Fullerton Municipal Airport.	P12.8 and P12.11	No additional mitigation measures are available beyond compliance with the proposed General Plan Update Policies and Actions.	Significant Unavoidable Impact.
Implementation of The Fullerton Plan would not conflict with local plans, policies, and regulations.	There are no proposed General Plan Update Policies or Actions pertaining to consistency with local plans, policies, and regulations.	No mitigation measures are required.	Not applicable.
Development associated with implementation of The Fullerton Plan and cumulative development would not result in cumulatively considerable land use impacts.	Refer to the Policies and Actions cited above.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
<b>Population, Employment, and Housing</b>			
Implementation of The Fullerton Plan would not induce substantial population growth in the City by proposing new homes and businesses.	OAP1, PA3.1, PA3.2, PA3.3, PA3.4, PA3.5, PA3.6, PA3.7, PA3.8, PA3.9, PA3.13, PA3.16, PA3.29, P5.2, P7.1, P7.2, P7.3, P7.5, A7.1, P8.7, P11.6, P21.1, P21.4, P24.1	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
The Fullerton Plan would not induce housing, population, and employment growth resulting in cumulative impacts.	Refer to the Policies and Actions cited above, as well as the following: P1.8 and P11.8.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
<b>Aesthetics and Light/Glare</b>			
Implementation of The Fullerton Plan would not have an adverse effect on a scenic vista.	P1.3, P1.11, P2.8, P15.2, P24.3, P24.4	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan would not have an adverse effect on a State scenic highway/scenic corridor/rural street.	P1.3, P1.8, P1.11, A1.4, P2.7	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Construction activities for future development associated with implementation of The Fullerton Plan could	No goals or policies in The Fullerton Plan pertain specifically to visual character during construction.	AES-1 For future development located in or immediately adjacent to residentially zoned properties, construction documents	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
temporarily degrade the visual character of the respective development site and/or its immediate surroundings.		<p>shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.</p> <p>AES-2 Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.</p> <p>AES-3 Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.</p>	
Future development associated with implementation of The Fullerton Plan would not permanently degrade the visual character of the respective development site and its immediate surroundings.	P1.3, P1.5, P1.8, P1.10, P1.11, P2.2, P2.3, P2.4, P2.5, P2.6, P2.7, P2.8, P3.17, 3.18, 3.21, 3.22, 3.23, P4.3, P4.4, P4.5, P4.6, P4.8, P11.1, P11.2, P11.3, P11.4, P11.6, P11.7, P11.8, P11.9, P11.10, P11.12, P11.13, P12.5, P15.12, P15.13, P15.14, P17.14, P24.1, P24.7, P24.11, P24.12, A1.1, A1.2, A1.3, A1.4, A2.2, A2.3, A2.4, A4.2, A4.5, A4.9, A4.11, A4.12, A11.3, A15.1	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
<p>Future development associated with implementation of The Fullerton Plan would not create new sources of light and glare that could adversely affect views in the area.</p>	<p>No goals or policies in The Fullerton Plan pertain specifically to light and glare.</p>	<p>No mitigation measures are required.</p>	<p>Not applicable.</p>
<p>Future development associated with implementation of The Fullerton Plan would not result in cumulatively considerable aesthetic and light/glare impacts.</p>	<p>Refer to the Policies and Actions cited above.</p>	<p>Refer to Mitigation Measures AES-1 through AES-3.</p>	<p>Less Than Significant Impact.</p>
<p><b>Traffic and Circulation</b></p>			
<p>Implementation of The Fullerton Plan could conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for intersections.</p>	<p>P1.7, P5.1, P5.2, P5.3, P5.5, P5.6, P5.7, P5.8, P5.9, P5.10, P5.11, P5.12, P5.13, P5.14, P5.15, P5.16, P6.1, P6.2, P6.3, P6.4, P6.5, P6.6, P6.7, P6.8, P6.9, P6.10, P6.11, P6.12, P6.13, A5.1, A5.2, A5.3, A5.4, A5.5, A5.6, A5.7, A5.8, A6.1, A6.2, A6.3, A6.4</p>	<p>TR-1 Prior to approval of any General Plan Amendment and/or Zone Change associated with the focused planning efforts for The Fullerton Plan Focus Areas, the City and/or project proponent shall prepare a detailed multi-modal analysis in order to determine specific impacts associated with the proposed General Plan Amendment and/or Zone Change, and where applicable, identify mitigation measures to reduce impacts to less than significant levels based on City adopted multi-modal thresholds.</p>	<p>Significant Unavoidable Impact under Buildout 2030 conditions for the following intersections:</p> <ul style="list-style-type: none"> <li>■ Lambert Road and Harbor Boulevard (PM peak hour)</li> <li>■ Imperial Highway and Harbor Boulevard (AM and PM peak hours)</li> <li>■ Imperial Highway at Palm Street (AM and PM Peak Hours)</li> <li>■ Rosecrans Avenue at Gilbert Street (AM Peak Hour)</li> <li>■ Bastanchury Road at Harbor Boulevard (AM and PM Peak Hours)</li> <li>■ Bastanchury Road at State College Boulevard (PM Peak Hour)</li> <li>■ Yorba Linda Boulevard at State College Boulevard (PM Peak Hour)</li> <li>■ Yorba Linda Boulevard at Placentia Avenue (AM and PM Peak Hours)</li> </ul>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
			<ul style="list-style-type: none"> <li>■ Brea Blvd/West Valley View Dr at Harbor Boulevard (AM and PM Peak Hours)</li> <li>■ Berkeley Avenue at Harbor Boulevard (PM Peak Hour)</li> <li>■ Malvern Avenue at Gilbert Street (AM and PM Peak Hours)</li> <li>■ Malvern Avenue at Bastanchury Road/Bridgeport Circle (PM Peak Hour)</li> <li>■ Malvern Avenue at Euclid Street (AM and PM Peak Hours)</li> <li>■ Chapman Avenue at Harbor Boulevard (AM and PM Peak Hours)</li> <li>■ Chapman Avenue at Raymond Avenue (AM and PM Peak Hours)</li> <li>■ Chapman Avenue at State College Boulevard (AM and PM Peak Hours)</li> <li>■ Chapman Avenue at Commonwealth Avenue (AM and PM Peak Hours)</li> <li>■ Nutwood Avenue at State College Boulevard (AM and PM Peak Hours)</li> <li>■ Commonwealth Avenue at Gilbert Street (PM Peak Hour)</li> <li>■ Commonwealth Avenue at Euclid Street (AM and PM Peak Hours)</li> </ul>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
			<ul style="list-style-type: none"> <li>■ Commonwealth Avenue at Harbor Boulevard (AM and PM Peak Hours)</li> <li>■ Commonwealth Avenue at State College Boulevard (PM Peak Hour)</li> <li>■ Valencia Drive at Brookhurst Road (PM Peak Hour)</li> <li>■ Valencia Drive at Euclid Street (AM Peak Hour)</li> <li>■ Orangethorpe Avenue at Harbor Boulevard (AM and PM Peak Hours)</li> <li>■ Orangethorpe Avenue at Lemon Street (PM Peak Hour)</li> <li>■ Orangethorpe Avenue at State College Boulevard (AM Peak Hour)</li> <li>■ Imperial Highway at Brea Boulevard (AM and PM Peak Hours)</li> <li>■ La Palma Avenue at Lemon Street (PM Peak Hour)</li> <li>■ La Palma Avenue at East Street/Raymond Avenue (PM Peak Hour)</li> <li>■ La Palma Avenue at State College Boulevard (PM Peak Hour)</li> <li>■ Chapman Avenue at SR-57 SB Ramps (PM Peak Hour)</li> <li>■ Chapman Avenue at SR-57 NB Ramps (AM and PM Peak Hours)</li> <li>■ SR-91 WB Ramps</li> </ul>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
			at Lemon Street (PM Peak Hour) <ul style="list-style-type: none"> <li>■ SR-91 WB Ramps at Raymond Avenue (PM Peak Hour)</li> </ul>
Implementation of The Fullerton Plan could exceed standards established by the Orange County Congestion Management Plan.	P1.7, P5.1, P5.2, P5.3, P5.5, P5.6, P5.7, P5.8, P5.9, P5.10, P5.11, P5.12, P5.13, P5.14, P5.15, P5.16, P6.1, P6.2, P6.3, P6.4, P6.5, P6.6, P6.7, P6.8, P6.9, P6.10, P6.11, P6.12, P6.13, A5.1, A5.2, A5.3, A5.4, A5.5, A5.6, A5.7, A5.8, A6.1, A6.2, A6.3, A6.4	Refer to Mitigation Measure TR-1.	Significant Unavoidable Impact under Buildout 2030 conditions for the following CMP intersections: <ul style="list-style-type: none"> <li>■ Harbor Boulevard and Orangethorpe Avenue</li> <li>■ State College Boulevard and Orangethorpe Avenue</li> <li>■ Harbor Boulevard and Imperial Highway</li> </ul>
Implementation of The Fullerton Plan would not result in a change in air traffic patterns resulting in substantial safety risks.	P12.8	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan would not result in increased hazards due to a design feature or incompatible uses.	P12.4 and P12.7	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan would not result in inadequate emergency access.	P12.4, P12.7, P13.1, P13.5, P24.12	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or decrease their performance or safety.	P5.12, P5.13, P6.1, P6.2, P6.3, P6.4, P6.5, P6.6, P6.7, P6.8, P6.9, P6.10, P6.11, P6.12, P6.13, P6.14, P14.5, P14.6, A5.1, A5.2, A5.3, A5.5, A5.8, A6.1, A6.2, A6.3, A6.4, A6.5, A6.6, A6.7, A6.8, A6.9	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Future development associated with implementation of The Fullerton Plan could result in cumulative traffic and circulation impacts.	Refer to the Policies and Actions cited above.	Refer to Mitigation Measure TR-1.	Significant Unavoidable Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
<b>Air Quality</b>			
<p>Citywide construction activities under The Fullerton Plan could result in a considerable increase of criteria pollutants, and thus, could violate air quality standards.</p>	<p>P21.6</p>	<p>AQ-1 Prior to issuance of any Grading Permit, the Community Development Director and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> <li>■ All active portions of the construction site shall be watered twice daily to prevent excessive amounts of dust;</li> <li>■ Non-toxic soil stabilizers shall be applied to all inactive construction areas (previously graded areas inactive for 20 days or more, assuming no rain), according to manufacturers' specifications;</li> <li>■ All excavating and grading operations shall be suspended when wind gusts (as instantaneous gust) exceed 25 miles per hour;</li> </ul>	<p>Significant Unavoidable Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>■ On-site vehicle speed shall be limited to 15 miles per hour;</li> <li>■ All on-site roads shall be paved as soon as feasible, watered twice daily, or chemically stabilized;</li> <li>■ Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;</li> <li>■ All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;</li> <li>■ Track-out devices shall be used at all construction site access points;</li> <li>■ All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;</li> <li>■ A construction relations officer shall be appointed to act as a community liaison concerning on-site construction activity including resolution of issues related to fugitive dust generation;</li> <li>■ Streets shall be swept at the end of the day if visible soil material is carried onto adjacent paved public roads and use of SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway; and</li> </ul>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>▪ Replace ground cover in disturbed areas as quickly as possible.</li> </ul> <p>AQ-2 All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall demonstrate to the City of Fullerton how the project operations subject to that specification during hauling activities shall comply with the provisions set forth in Sections 23114(b)(F), (e)(4).</p> <p>AQ-3 The following measures shall be implemented to reduce VOC emissions resulting from application of architectural coatings:</p> <ul style="list-style-type: none"> <li>▪ Contractors shall use high-pressure-low-volume (HPLV) paint applicators with a minimum transfer efficiency of at least 50 percent;</li> <li>▪ Use required coatings and solvents with a VOC content lower than required under Rule 1113;</li> <li>▪ Construct/build with materials that do not require painting; and</li> <li>▪ Use pre-painted construction materials.</li> </ul>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>AQ-4 Prior to issuance of any Grading Permit, the Community Development Director and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications, to the satisfaction of the City Engineer. Equipment maintenance records and equipment design specifications data sheets shall be kept on site during construction. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.</p> <p>AQ-5 Electricity from power poles shall be used instead of temporary diesel or gasoline-powered generators to reduce the associated emissions. Approval shall be required by the City of Fullerton Building and Safety Division prior to issuance of grading permits.</p> <p>AQ-6 Each individual implementing development project shall submit a traffic control plan prior to the issuance of a grading permit. The traffic control plan shall describe in detail safe detours and provide temporary traffic control during construction activities for that project. To reduce traffic</p>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>congestion, the plan shall include, as necessary, appropriate, and practicable, the following: temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow.</p> <p>AQ-7 Building and grading permits shall include a restriction that limits idling of construction equipment on site to no more than five minutes.</p> <p>AQ-8 Proposed development projects that are subject to CEQA shall have construction-related air quality impacts analyzed using the latest available air emissions model, or other analytical method determined in conjunction with the SCAQMD. The results of the construction-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis or other appropriate analyses as determined in</p>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.</p>	
<p>Implementation of The Fullerton Plan could result in an overall increase in mobile and stationary source emissions within the City, which could exceed South Coast Air Quality Management District Air Quality Standards.</p>	<p>P21.1, P21.2, P21.3, P21.4, P21.5, P21.7, A21.1, A21.2, P5.1, P5.2, P5.7, P5.8, P5.9, P5.10, P5.11, P5.12, P5.13, P5.15, P5.16, P6.2, P6.4, P6.5, P6.7, P6.11, P6.12, A5.1, A5.2, A5.3, A5.4, A5.5, A6.1, A6.3</p>	<p>AQ-9 Proposed developments within the City of Fullerton shall include, to the extent feasible, as a part of construction and building management contracts, the following measures:</p> <ul style="list-style-type: none"> <li>■ All residential and commercial structures shall be required to incorporate high efficiency/low polluting heating, air conditioning, appliances, and water heaters.</li> <li>■ All residential and commercial structures shall be required to incorporate thermal pane windows and weather-stripping.</li> <li>■ All residential, commercial, and industrial structures shall be required to incorporate light colored roofing materials.</li> </ul> <p>AQ-10 Future development projects within the City that include employers with 250 employees or more shall comply with SCAQMD Rule 2202, which requires the implementation of employee commute reduction programs.</p> <p>AQ-11 To identify potential implementing development project-</p>	<p>Significant Unavoidable Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>specific impacts resulting from operational activities, proposed development projects that are subject to CEQA shall have long-term operational-related air quality impacts analyzed using the latest available air emissions model, or other analytical method determined in conjunction with the SCAQMD (only for projects that are subject to a discretionary action and that require a General Plan amendment and/or Zone Change). The results of the operational-related air quality impacts analysis shall be included in the development project's CEQA documentation. To address potential localized impacts, the air quality analysis may incorporate SCAQMD's Localized Significance Threshold analysis, CO Hot Spot analysis or other appropriate analyses as determined in conjunction with SCAQMD. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts.</p> <p>AQ-12 Signage shall be posted at loading docks and all entrances to loading areas prohibiting all on-site truck idling in excess of five minutes.</p> <p>AQ-13 New sensitive land uses such as a hospital, medical offices, day care facilities, and fire stations to be located within the City of Fullerton shall not be located closer than</p>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>500 feet to the I-5, SR-91, or SR-57 freeways, pursuant to the recommendations set forth in the CARB <i>Air Quality and Land Use Handbook</i>. If new sensitive land uses cannot meet this setback, they shall be designed and conditioned to include mechanical ventilation systems with fresh air filtration. For operable windows or other sources of ambient air filtration, installation of a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency filters for particulates (Minimum Efficiency Reporting Value [MERV] 13 or higher) or other similarly effective systems shall be required.</p> <p>AQ-14 New sensitive land uses such as residential, a hospital, medical offices, day care facilities, and fire stations shall not be located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB <i>Air Quality and Land Use Handbook</i>. If new sensitive land uses cannot meet this setback, they shall be designed and conditioned to include mechanical ventilation systems with fresh air filtration. For operable</p>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		windows or other sources of ambient air filtration, installation of a central heating, ventilation, and air conditioning (HVAC) system that includes high efficiency filters for particulates (Minimum Efficiency Reporting Value [MERV] 13 or higher) or other similarly effective systems shall be required.	
Implementation of The Fullerton Plan could result in an overall increase in odors within the City.	The Fullerton Plan does not include policies or actions regarding odors.	No mitigation measures are required.	Not Applicable.
Implementation of The Fullerton Plan could result in an overall increase in carbon monoxide hotspot emissions within the City, which could exceed South Coast Air Quality Management District Air Quality Standards.	A5.2	No mitigation measures beyond the goals and policies identified in The Fullerton Plan are required.	Less Than Significant Impact.
The Fullerton Plan may conflict with or hinder implementation of the Southern California Association of Governments Regional Comprehensive Plan Guidelines and the South Coast Air Quality Management District's Air Quality Management Plan.	Refer to the Policies and Actions cited above.	No mitigation measures beyond the goals and policies identified in The Fullerton Plan are required.	Less Than Significant Impact.
Regional air quality emissions resulting from operational buildout of The Fullerton Plan could impact regional air quality levels on a cumulatively considerable basis.	Refer to the Policies and Actions cited above.	No mitigation measures beyond the goals and policies identified in The Fullerton Plan are available.	Significant Unavoidable for construction and regional air quality impacts. Less Than Significant for localized air quality and cumulative odor impacts.
<b>Noise</b>			
Construction-related activities resulting from implementation of The Fullerton Plan could generate noise levels in excess of established standards.	P8.1, P8.6, P8.7, A8.1	N-1 Project applicants shall ensure through contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>■ Ensure that construction equipment is properly muffled according to industry standards and be in good working condition.</li> <li>■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.</li> <li>■ Schedule high noise-producing activities between the hours of 7:00 AM and 8:00 PM on any day except Sunday or a City-recognized holiday to minimize disruption on sensitive uses.</li> <li>■ Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> <li>■ Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>■ Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 30 minutes.</li> <li>■ Construction hours, allowable workdays, and the phone number</li> </ul>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.</p> <p>Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading or building permit (whichever is issued first).</p> <p>N-2 Project applicants shall require by contract specifications that heavily loaded trucks used during construction would be routed away from residential streets to the extent feasible. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p>	
<p>Construction-related activities resulting from implementation of The Fullerton Plan could generate or expose persons or structures to excessive ground-borne vibration.</p>	<p>Refer to the Policies and Actions cited above.</p>	<p>N-3 Project applicants shall ensure by contract specifications that construction staging areas along with the operation of earthmoving equipment within the City would be located as far away from vibration and noise sensitive sites as possible. Should construction activities take place within 25 feet</p>	<p>Less Than Significant Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>of an occupied structure, a project specific vibration impact analysis shall be conducted. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit.</p> <p>N-4 The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> <li>■ Pile driving within a 50-foot radius of historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers).</li> <li>■ The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented</li> </ul>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>(photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.</p> <ul style="list-style-type: none"> <li>▪ Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structures. Every attempt shall be made to limit construction-generated vibration levels in accordance with Caltrans recommendations during pile driving and impact activities in the vicinity of the historic structures.</li> </ul>	
<p>Future noise levels associated with implementation of The Fullerton Plan could contribute to an exceedance of the City's noise standards resulting in potential noise impacts to sensitive receptors.</p>	<p>P8.1, P8.2, P8.3, P8.4, P8.5, P8.6, P8.7, A8.1</p>	<p>N-5 Residential projects located within the 65 dB CNEL noise contour for the Fullerton Municipal Airport shall be subject to review by the Orange County Airport Land Use Commission and shall be required to ensure interior noise levels from aircraft operations are at or below 45 dB CNEL.</p> <p>N-6 The City shall require mechanical equipment from future development to be placed as far practicable from sensitive receptors. Additionally, the following shall be considered prior to HVAC installation: proper selection and sizing of equipment, installation of equipment with proper acoustical shielding, and incorporating the use of parapets into the building design.</p>	<p>Less Than Significant Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
Cumulative short-term construction noise as a result of implementation of The Fullerton Plan could result in cumulatively considerable impacts.	Refer to the Policies and Actions cited above.	Refer to Mitigation Measures N-1 through N-4. No additional mitigation measures are required.	Less Than Significant Impact.
Cumulative long-term operational noise as a result of implementation of the Fullerton Plan could result in cumulatively considerable impacts.	Refer to the Policies and Actions cited above.	Refer to Mitigation Measures N-5 and N-6. No additional mitigation measures are available.	Significant Unavoidable Impact.
<b>Geology and Soils</b>			
Implementation of The Fullerton Plan would not expose people and structures to potential substantial adverse effects involving fault rupture.	The Fullerton Plan does not include policies or actions for fault rupture.	No mitigation is required.	Not applicable.
Implementation of The Fullerton Plan would not expose people and structures to potential substantial adverse effects involving seismic-related hazards.	P13.1, P13.2, P13.3, P13.4, P13.5, P13.6, P13.8, P13.9, P13.10, A13.1, P26.1, P26.2, P26.3, P26.4, P26.5, A26.2, A26.5, A26.6	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan would not result in substantial soil erosion or the loss of topsoil.	P20.1, P20.2, P20.4, P20.5, P20.6, P20.7, A20.1, A20.2, P24.6	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan would not result in development/improvements that are located on a geologic unit or soils that is unstable, resulting in landslides or subsidence.	Refer to the Policies and Actions cited above.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan would not result in development/improvements that are located on expansive soils, resulting in risk to life or property.	Refer to the Policies and Actions cited above.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Future development resulting from implementation of The Fullerton Plan would not result in cumulative impacts related to seismic, geologic, and soil conditions.	Refer to the Policies and Actions cited above.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
<b>Hydrology and Water Quality</b>			
<p>Implementation of The Fullerton Plan could violate water quality standards and waste discharge requirements.</p>	<p>P19.5, P20.1, P20.2, P20.3, P20.4, P20.5, P20.6, P20.7, A20.1, A20.2</p>	<p>HYD-1 Prior to issuance of any Grading or Building Permit, and as part of the future development's compliance with the NPDES requirements, a Notice of Intent shall be prepared and submitted to the Santa Ana RWQCB providing notification and intent to comply with the State of California General Construction Permit. Also, a Stormwater Pollution Prevention Plan (SWPPP) shall be reviewed and approved by the Director of Engineering for water quality construction activities on-site. A copy of the SWPPP shall be available and implemented at the construction site at all times. The SWPPP shall outline the source control and/or treatment control BMPs to avoid or mitigate runoff pollutants at the construction site to the "maximum extent practicable." All recommendations in the Plan shall be implemented during area preparation, grading, and construction. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential stormwater runoff impacts.</p> <p>HYD-2 Prior to issuance of any Grading Permit, future development projects shall prepare, to the satisfaction of the Director of Engineering, a Water Quality Management Plan</p>	<p>Less Than Significant Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>or Stormwater Mitigation Plan, which includes Best Management Practices (BMPs), in accordance with the Orange County DAMP. All recommendations in the Plan shall be implemented during post construction/operation phase. The project applicant shall comply with each of the recommendations detailed in the Study, and other such measure(s) as the City deems necessary to mitigate potential water quality impacts.</p>	
<p>Development associated with implementation of The Fullerton Plan would not deplete groundwater supplies.</p>	<p>P19.1, P19.2, P19.3, P19.4, P19.6, P19.7, A19.1</p>	<p>No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.</p>	<p>Less Than Significant Impact.</p>
<p>Development associated with implementation of The Fullerton Plan could create or contribute runoff water which could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p>	<p>3.23, P7.1, P7.2, P7.3, P7.4, P7.5, P11.8, P20.5, P20.6, P20.7, A7.1, A20.1, A20.2</p>	<p>HYD-3 Prior to site plan approval, the project owner/developer(s) shall be required to coordinate with the City of Fullerton Engineering Department to determine requirements necessary to mitigate impacts to drainage improvements in order to accommodate storage volumes and flood protection for existing and future runoff. Proposed projects shall implement mitigation measures, if required, to the satisfaction of the City of Fullerton Public Works Director.</p>	<p>Less Than Significant Impact.</p>
<p>Development associated with implementation of The Fullerton Plan would not result in alteration of drainage patterns of the site or area, including alteration of a stream or river resulting in substantial erosion, flooding, or significant risk of loss.</p>	<p>P20.6, P20.7, P25.2, P25.9, A26.1, A7.1, A19.2</p>	<p>No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.</p>	<p>Less Than Significant Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
Development associated with implementation of The Fullerton Plan would not result in the placement of housing or structures within a 100-year flood hazard area.	P26.5, A26.1, A26.2, A26.3	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Future development associated with implementation of The Fullerton Plan could result in new uses being located in dam inundation areas of the City.	P26.5, A26.1, A26.2	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Development associated with implementation of The Fullerton Plan would not result in inundation of new uses by seiche, tsunami, or mudflow.	The Fullerton Plan does not include policies or actions that pertain specifically to seiche or tsunami. Refer to the Policies and Actions cited above for flooding.	No mitigation measures are required.	Not applicable.
Future development associated with implementation of The Fullerton Plan and cumulative development could result in cumulatively considerable impacts related to hydrology, drainage, and water quality.	Refer to the Policies and Actions cited above.	Refer to Mitigation Measures HYD-1 through HYD-3.	Less Than Significant Impact.
<b>Hazards and Hazardous Materials</b>			
Future development in the City would not create a significant hazard to the public and the environment through the routine transport, use, or disposal of hazardous materials.	P23.2	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Short-term construction-related activities associated with future development could create a significant hazard to the public or environment through accident conditions involving the release of hazardous materials.	P23.2	HAZ-1 Prior to issuance of a Grading Permit for properties considered by the City to involve the potential for site contamination, a Phase I Environmental Site Assessment shall be prepared in accordance with ASTM Standards and Standards and Practices for AAI, in order to investigate the potential existence of site contamination. Any site specific uses shall be analyzed according to the Phase I Environmental Site Assessment (i.e.,	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>auto service stations, agricultural lands, etc.). The Phase I Environmental Site Assessment shall identify Specific Recognized Environmental Conditions (RECs) (i.e., asbestos containing materials, lead-based paints, polychlorinated biphenyls, etc), which may require remedial activities prior to construction.</p> <p>HAZ-2 Prior to potential remedial excavation and grading activities, impacted areas shall be cleared of all maintenance equipment and materials (e.g., solvents, grease, waste-oil), construction materials, miscellaneous stockpiled debris (e.g., scrap metal, pallets, storage bins, construction parts), above ground storage tanks, surface trash, piping, excess vegetation and other deleterious materials. These materials shall be removed off-site and properly disposed of at an approved disposal facility. Once removed, a visual inspection of the areas beneath the removed materials shall be performed. Any stained soils observed underneath the removed materials shall be sampled. In the event concentrations of materials are detected above regulatory cleanup levels during demolition or construction activities, the project Applicant shall comply with the following measures in accordance with Federal, State, and local requirements:</p>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<ul style="list-style-type: none"> <li>■ Excavation and disposal at a permitted, off-site facility;</li> <li>■ On-site remediation, if necessary; or</li> <li>■ Other measures as deemed appropriate by the City of Fullerton Fire Department.</li> </ul> <p>HAZ-3 Prior to structural demolition/renovation activities, should these activities occur, a Certified Environmental Professional shall confirm the presence or absence of ACM's and LBPs. Should ACMs or LBPs be present, demolition materials containing ACMs and/or LBPs shall be removed and disposed of at an appropriate permitted facility.</p> <p>HAZ-4 Areas of exposed soils within Caltrans right-of-way that would be disturbed during excavation/grading activities shall be sampled and tested for lead prior to ground disturbance activities on a project-by-project basis, so that any special handling, treatment, or disposal provisions associated with aerially deposited lead may be included in construction documents (if aerially deposited lead is present).</p>	
<p>Long-term operation activities associated with future development would create a significant hazard to the public or environment through accident conditions involving the release of hazardous materials.</p>	<p>P23.2</p>	<p>Refer to Mitigation Measures HAZ-1 through HAZ-4.</p>	<p>Less Than Significant Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
Future development within the City would not emit or handle hazardous emissions within one-quarter mile of an existing school.	No goals or policies in The Fullerton Plan pertain specifically to hazardous materials in proximity to a school.	No mitigation measures are required.	Not applicable.
Future development within the City would not emit or handle hazardous emissions within one-quarter mile of an existing school.	No goals or policies in The Fullerton Plan pertain specifically to hazardous materials sites.	Refer to Mitigation Measures HAZ-1 through HAZ-4 outlined above.	Less Than Significant Impact.
Future development within the City would result in airport-related safety hazards for people residing or working in the project area.	P12.8, P12.11, P13.3, P13.4, P13.5	No additional mitigation measures are available beyond compliance with the AELUP and General Plan Update Policies outlined above.	Significant Unavoidable Impact.
Future development within the City could interfere with an adopted emergency response plan or evacuation plan.	P12.11, A12.1, P13.1, P13.2, P13.3, P13.4, P13.5, P13.6, P13.7, P13.10, A13.1	<p>HAZ-5 Prior to construction, future developers shall prepare a Traffic Control Plan for implementation during the construction phase, as deemed necessary by the City Traffic Engineer. The Plan may include the following provisions, among others:</p> <ul style="list-style-type: none"> <li>■ At least one unobstructed lane shall be maintained in both directions on surrounding roadways.</li> <li>■ At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flagpersons), or other appropriate traffic controls to allow travel in both directions.</li> <li>■ If construction activities require the complete closure of a roadway segment, the developer shall provide appropriate signage indicating detours/alternative routes.</li> </ul>	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		HAZ-6 The City Community Development Department shall consult with the Fullerton Police Department to disclose temporary closures and alternative travel routes, in order to ensure adequate access for emergency vehicles when construction of future projects would result in temporary lane or roadway closures.	
Future development in the City would not expose people or structures to significant risk involving wildland fires.	P12.11, A12.1, P13.1, P13.2, P13.3, P13.4, P13.5, P13.6, P13.7, P13.10, A13.1, P24.6, A24.2, P26.1, P26.2, P26.3, P26.4, P26.5, A26.4	No further mitigation is required beyond compliance with the General Plan Update Policies and Actions specified above.	Less Than Significant Impact.
Future development resulting from implementation of The Fullerton Plan would result in cumulative impacts related to hazards and hazardous materials.	Refer to the Policies and Actions cited above.	Refer to Mitigation Measures HAZ-1 to HAZ-6.	Less Than Significant Impact.
<b>Cultural Resources</b>			
Implementation of The Fullerton Plan could adversely impact the significance of a historical resource.	P2.2, P2.3, P2.4, P2.8, P3.17, P4.1, P4.2, P4.3, P4.4, P4.5, P4.6, P4.7, P4.8, P11.3, A4.1, A4.2, A4.3, A4.4, A4.5, A4.6, A4.7, A4.8, A4.9, A4.10, A4.11, A4.12, A4.13, A4.14, A11.1	CR-1 Future development projects for properties considered to be sensitive for cultural resources by the City of Fullerton shall conduct a Phase I Cultural Resources Study of the subject property in accordance with the City of Fullerton's protocol by a qualified professional, which shall be submitted to the City of Fullerton for review and approval. The Phase I Cultural Resources Study shall determine where the subject development project would potentially cause a substantial adverse change to any significant archaeological, paleontological, or historic resources. The Phase I Cultural Resources Study shall be prepared to meet the standards established by the City and shall, at a	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>minimum, including the results of the following:</p> <ol style="list-style-type: none"> <li>1. Records searches at the South Central Coastal Information Center (SCCIC), the National or State Registry of Historic Places, and any appropriate public, private, and tribal archives.</li> <li>2. Sacred Lands File records search with the Native American Heritage Commission (NAHC), followed by project scoping with the tribes recommended by the NAHC.</li> <li>3. Field survey of the subject development site.</li> </ol> <p>The proponent of the subject development project and the qualified professional(s) are also encouraged to contact the local Native American tribe (as identified by the NAHC and the City of Fullerton) to obtain input regarding the potential for Native American resources to occur on the subject site.</p> <p>Feasible measures shall be identified in order to mitigate the known and potential significant effects of the subject development project, if any.</p>	
<p>Implementation of The Fullerton Plan could adversely impact the significance of an archaeological resource.</p>		<p>CR-2 If the Phase I Cultural Resources Study required under Mitigation Measure CR-1 determines that monitoring during construction by a professional archaeologist</p>	<p>Less Than Significant Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>and/or paleontologist is needed for the subject development project, the project proponent shall retain a professional archaeologist and/or paleontologist, subject to approval by the City of Fullerton, prior to the issuance of grading permits. The task of the professional archaeologist and/or paleontologist shall be to verify implementation of the mitigation measures identified in the City-approved Phase I Cultural Resources Study and to monitor the initial ground-altering activities, including but not limited to, debris removal, vegetation removal, tree removal, grading, trenching, or other site preparation activities. The professional archaeologist and/or paleontologist shall be empowered to temporarily halt or divert construction equipment to allow recording and removal of the unearthed resources. All artifacts and/or fossils discovered at the subject development site shall be inventoried and analyzed by the professional archaeologist and/or paleontologist. If any artifacts of Native American origin are discovered, a Native American Tribal monitor shall be asked to help analyze the Native American artifacts for identification as everyday life and/or religious or sacred items, cultural affiliation, temporal placement, and function, as deemed possible.</p>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>A report of the findings, including an itemized inventory of recovered artifacts and/or fossils, shall be prepared and shall include a discussion of the significance and disposition of the recovered artifacts and/or fossils. The report and inventory shall be submitted to the City of Fullerton, signifying completion of the program to mitigate impacts to archaeological and/or paleontological resources.</p> <p>CR-3 In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth-disturbing activities within a 100-foot radius of the area of discovery. If not already retained due to conditions present pursuant to CR-2, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Fullerton, to evaluate the significance of the finding and appropriate course of action (refer to Mitigation Measures CR-1, CR-2 and CR-4). If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find</p>	



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		has been appropriately avoided or mitigated, work in the area may resume.	
Implementation of The Fullerton Plan could disturb human remains, including those interred outside of formal cemeteries.		CR-4 In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to State Health and Safety Code Section 7050.5, no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendant of the deceased Native American, who shall serve as consultant on how to proceed with the remains.	Less Than Significant Impact.
Future development associated with implementation of The Fullerton Plan could result in cumulative impacts to cultural resources or human remains.	Refer to the Policies and Actions cited above.	Refer to Mitigation Measures CR-1 through CR-4.	Less Than Significant Impact.
<b>Biological Resources</b>			
Implementation of The Fullerton Plan could have an adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species.	P1.3, P25.1, P25.2, P25.4, P26.5, P25.6, P25.8, P25.9, A24.2, A25.1	BIO-1 A land use permit application for a project on a site located within or adjacent to an environmentally sensitive habitat area, as determined by the City of Fullerton Community Development Department, shall provide a Biological Resource Assessment prepared by a qualified biologist for	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>review and approval by the Community Development Department. The Biological Resource Assessment shall evaluate the impact the proposed development may have on the habitat, and whether the development would be consistent with the biological continuance of the habitat. For those environmentally sensitive habitat areas which are only seasonally occupied, or where the presence of the species can best be determined during a certain season (e.g., annual wildflower species), the field investigation(s) must be conducted during the appropriate time to maximize detection of the subject species. The report shall identify possible impacts, their significance, measures to avoid possible impacts, mitigation measures required to reduce impacts to less than significant levels when impacts cannot be avoided, measures for the restoration of damaged habitats and long-term protection of the habitats, and a program for monitoring and evaluating the effectiveness of such measures.</p>	
<p>Implementation of The Fullerton Plan could have an adverse effect on a sensitive vegetation community, including riparian habitat and federally protected wetlands.</p>	<p>P1.3, P25.1, P25.2, P26.5, P25.6, P25.8, P25.9, A24.2, A25.1</p>	<p>Refer to Mitigation Measure BIO-1.</p>	<p>Less Than Significant Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
Implementation of The Fullerton Plan could interfere with an established wildlife corridor.	P25.4	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan could conflict with a local policy or ordinance protecting biological resources.	P25.3, A25.2	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Implementation of The Fullerton Plan could conflict with the provisions of the Coyote Hills East Habitat Conservation Plan.	P1.3, P25.1, P25.6, P25.8, A24.2	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Development associated with implementation of The Fullerton Plan and cumulative development could result in cumulatively considerable impacts to biological resources.	Refer to the Policies and Actions cited above.	Refer to Mitigation Measure BIO-1.	Less Than Significant Impact.
<b>Fire Protection</b>			
Implementation of The Fullerton Plan could adversely impact fire protection services within the City.	P13.1, P13.2, P13.3, P13.4, P13.5, P13.6, P13.7, P24.12, P26.5, A24.2, A26.4	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Future development associated with implementation of The Fullerton Plan could result in cumulative impacts to fire protection services.	Refer to the Policies and Actions cited above.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
<b>Police Protection</b>			
Implementation of The Fullerton Plan could adversely impact police protection services within the City.	P11.4, P12.2, P12.6, P12.9, P12.10, P12.11, P12.12, P12.13, P13.1, P13.2, P13.7, P13.11, A13.1	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Future development associated with implementation of The Fullerton Plan could result in cumulative impacts to police protection services.	Refer to the Policies and Actions cited above.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
<b>School Facilities</b>			
Implementation of The Fullerton Plan could result in adverse physical impacts to facilities within the Fullerton School District, Fullerton Joint Union High School District, and	P10.6, P15.4, P17.3, P17.4, P17.8, P17.9, P17.14, P17.15, P17.16	SCH-1 Prior to the issuance of building permits, individual project applicants shall submit evidence to the City of Fullerton that legally required school impact	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
Placentia-Yorba Linda School District.		mitigation fees have been paid per the mitigation established by the applicable school district.	
Future development associated with implementation of The Fullerton Plan and other cumulative development could result in cumulatively considerable impacts to school facilities.	Refer to the Policies and Actions cited above.	Refer to Mitigation Measure SCH-1. No additional mitigation measures are required.	Less Than Significant Impact.
<b>Parks and Recreation</b>			
Implementation of The Fullerton Plan could result in impacts to the availability of parkland and recreational facilities within the City.	3.28, P14.5, P15.1, P15.2, P15.3, P15.4, P15.5, P15.6, P15.7, P15.8, P15.9, P15.10, P15.11, P15.12, P15.13, P15.14, P15.15, P15.16, A15.1	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Future development associated with implementation of The Fullerton Plan and other cumulative development could result in cumulatively considerable impacts to parkland and recreational facilities.	Refer to the Policies and Actions cited above.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
<b>Water</b>			
Implementation of The Fullerton Plan could result in increased demand for water supplies and infrastructure within the City.	P7.1, P7.2, P7.3, P7.4, P7.5, P19.1, P19.2, P19.3, P19.4, P19.5, P19.6, P19.7, A7.1, A19.1, A19.2	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Future development associated with implementation of The Fullerton Plan and other cumulative development could result in cumulatively considerable impacts water resources including increased demand for water supplies and infrastructure.	Refer to the Policies and Actions cited above.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
<b>Wastewater</b>			
Implementation of The Fullerton Plan could result in increased demand for wastewater services and infrastructure.	3.23, 3.27, P7.1, P7.2, P7.3, P7.4, P7.5, A7.1, A15.2, A15.3	WW-1 Prior to issuance of a building permit for any future development project, the Project Applicant shall prepare an engineering study to support the adequacy of	Less Than Significant Impact.



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
		<p>the sewer systems and submit the engineering study to the City for review and approval. Any improvements recommended in the engineering study shall be installed prior to the certificate of occupancy for the development project.</p> <p>WW-2 Prior to issuance of a building permit for any future development project, the Project Applicant shall provide evidence that the OCSD has sufficient transmission and treatment plant capacity to accept sewage flows from buildings for which building permits are being requested.</p>	
<p>Future development associated with implementation of The Fullerton Plan and other cumulative development could result in cumulatively considerable impacts to wastewater services and infrastructure.</p>	<p>Refer to the Policies and Actions cited above.</p>	<p>Refer to Mitigation Measures WW-1 and WW-2.</p>	<p>Less Than Significant Impact.</p>
<p><b>Solid Waste</b></p>			
<p>Implementation of The Fullerton Plan could result in increased demands on local landfills in exceedance of current capacity constraints.</p>	<p>P22.4, P23.1, P23.7, A23.1, A23.2, A23.3</p>	<p>No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.</p>	<p>Less Than Significant Impact.</p>
<p>Future development associated with implementation of The Fullerton Plan and other cumulative development could result in cumulatively considerable impacts to solid waste disposal services and landfill disposal capacity.</p>	<p>Refer to the Policies and Actions cited above.</p>	<p>No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.</p>	<p>Less Than Significant Impact.</p>



Impacts	Goals, Policies and Actions Proposed in The Fullerton Plan	Mitigation Measures	Level of Significance After Mitigation
<b>Electricity</b>			
Implementation of The Fullerton Plan could result in increased demand for electricity supply.	P1.12, 3.24, 3.26, P10.10, P22.2, A1.7	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
Future development associated with implementation of The Fullerton Plan and other cumulative development could result in cumulatively considerable impacts to electrical supply and infrastructure.	Refer to the Policies and Actions cited above.	No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.	Less Than Significant Impact.
<b>Natural Gas</b>			
Implementation of The Fullerton Plan could result in increased demand for natural gas supply.	There are no proposed General Plan Update Policies or Actions pertaining to natural gas services and infrastructure.	No mitigation measures are required.	Not applicable.
Future development associated with implementation of The Fullerton Plan and other cumulative development could result in cumulatively considerable impacts to natural gas supply and infrastructure.	There are no proposed General Plan Update Policies or Actions pertaining to natural gas services and infrastructure.	No mitigation measures are required.	Not applicable.
<b>Greenhouse Gas Emissions</b>			
Greenhouse gas emissions generated by development associated with implementation of The Fullerton Plan could have a significant impact on the environment.	P5.2, P6.2, P6.3, P6.4, P6.5, P5.1, P5.16, A5.3, A21.2, P22.2, P1.12, A1.7, P3.26	No mitigation measures beyond the strategies, goals, and measures identified in the proposed Climate Action Plan are required.	Not Applicable.
Implementation of The Fullerton Plan could conflict with an applicable greenhouse gas reduction plan, policy, or regulation.	Refer to the Policies and Actions cited above.	No mitigation measures beyond the strategies, goals, and measures identified in the proposed Climate Action Plan are required.	Not Applicable.
Greenhouse gas emissions resulting from development associated with The Fullerton Plan and cumulative development could impact greenhouse gas emissions on a cumulatively considerable basis.	Refer to the Policies and Actions cited above.	No mitigation measures beyond the strategies, goals, and measures identified in the proposed Climate Action Plan are required.	Not Applicable.