

**DRAFT  
ENVIRONMENTAL IMPACT REPORT**

**Fullerton Auditorium (Formerly Plummer) Project  
FULLERTON, CALIFORNIA**

**State Clearinghouse Number: 2020040105**

Submitted to:

Todd Butcher,  
Executive Director of Facilities & Construction,  
Fullerton Joint Union High School District  
714-870-2823

Prepared by:

School Site Solutions  
2015 H Street  
Sacramento, CA 95811  
916-930-0736

August 2020

This page intentionally left blank.

## TABLE OF CONTENTS

CHAPTER 1.0 INTRODUCTION .....	1
1.1 PURPOSE AND SCOPE OF THE DRAFT EIR.....	1
1.1.1 Purpose of the EIR .....	1
1.1.2 EIR Scope .....	1
1.1.3 Report Organization .....	2
1.2 ENVIRONMENTAL REVIEW PROCESS .....	3
CHAPTER 2.0 EXECUTIVE SUMMARY .....	5
2.1 PROJECT UNDER REVIEW .....	5
2.2 SUMMARY OF SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS .....	5
2.3 SUMMARY OF GROWTH INDUCING IMPACTS .....	5
2.4 SUMMARY OF CUMULATIVE IMPACTS .....	6
2.5 EFFECTS FOUND NOT TO BE SIGNIFICANT .....	6
2.6 SUMMARY OF ALTERNATIVES ANALYSIS.....	6
2.7 POTENTIAL AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED .....	7
2.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES.....	7
CHAPTER 3.0 PROJECT DESCRIPTION .....	12
3.1 PROJECT OVERVIEW.....	12
3.2 PROJECT SITE .....	12
3.2.1 Location.....	12
3.2.2 Surrounding Land Uses.....	12
3.2.3 Site Characteristics .....	12
3.3 PROJECT OBJECTIVES.....	13
3.4 PROPOSED PROJECT.....	13
3.5 REQUIRED PERMITS AND APPROVALS .....	14
CHAPTER 4.0 SETTING, IMPACTS, AND MITIGATION MEASURES.....	23
4.1 CULTURAL RESOURCES .....	24
4.1.1 Existing Setting .....	24
4.1.2 Methods.....	28
4.1.3 Regulatory Framework .....	28
4.1.4 Criteria of Significance .....	31
4.1.5 Impacts and Mitigation Measures .....	32
CHAPTER 5.0 ALTERNATIVES ANALYSIS .....	35
5.1 NO PROJECT ALTERNATIVE .....	36
5.1.1 Principal Characteristics.....	36
5.1.2 Analysis of the No Project Alternative .....	36
5.4 ALTERNATIVES CONSIDERED BUT REJECTED FROM FURTHER CONSIDERATION.....	38
5.4.1 Exterior Accessible Ramp Alternative .....	38
5.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE.....	38
CHAPTER 6.0 CEQA REQUIRED ASSESSMENT CONCLUSIONS .....	40
6.1 CUMULATIVE IMPACTS.....	40
6.1.1 Methodology.....	40
6.1.2 Cumulative Effects of the Proposed Project.....	41
6.2 GROWTH INDUCING IMPACTS.....	51

6.3 EFFECTS FOUND NOT TO BE SIGNIFICANT .....	51
6.3.1 Aesthetics.....	52
6.3.2 Agricultural and Forestry Resources .....	52
6.3.3 Air Quality .....	52
6.3.4 Biological Resources .....	52
6.3.5 Energy .....	52
6.3.6 Geology and Soils .....	53
6.3.7 Greenhouse Gas Emissions.....	53
6.3.8 Hazards and Hazardous Materials .....	53
6.3.9 Hydrology and Water Quality.....	54
6.3.10 Land Use and Planning .....	54
6.3.11 Mineral Resources.....	54
6.3.12 Noise .....	54
6.3.13 Population and Housing .....	55
6.3.14 Public Services .....	55
6.3.15 Recreation .....	55
6.3.16 Transportation .....	56
6.3.17 Tribal Cultural Resources.....	56
6.3.18 Utilities and Service Systems .....	56
6.4 UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS .....	57
6.5 SIGNIFICANT IRREVERSIBLE CHANGES.....	57
6.5.1 Changes in Land Use which Commit Future Generations .....	57
6.5.2 Irreversible Damage from Environmental Accidents .....	57
6.5.3 Consumption of Nonrenewable Resources.....	57
CHAPTER 7.0 REPORT PREPARATION .....	59
7.1 REPORT PREPARERS .....	59
7.2 REFERENCES .....	59

## **APPENDICES**

- A: INITIAL STUDY
- B: NOTICE OF PREPARATION
- C: PUBLIC COMMENTS ON THE NOTICE OF PREPARATION
- D: HISTORIC RESOURCES TECHNICAL REPORT

## FIGURES AND TABLES

### FIGURES

Figure 1: Project Location .....	15
Figure 2: Fullerton High School Campus Site Plan.....	17
Figure 3: Surrounding Land Uses .....	19
Figure 4: Project Area .....	21
Figure 5: Map of Projects in City of Fullerton, Orange County, and Fullerton Joint Union High School District .....	49

### TABLES

Table 2.A: Summary of Impacts and Mitigation Measures.....	9
Table 6.1.A: City of Fullerton and Orange County Projects within in Project Site Vicinity ....	42

This page intentionally left blank.

## **CHAPTER 1.0 INTRODUCTION**

### **1.1 PURPOSE AND SCOPE OF THE DRAFT EIR**

#### **1.1.1 Purpose of the EIR**

Fullerton Joint Union High School District (District) proposes to rehabilitate and modernize the existing Fullerton Auditorium (formerly Plummer). The name of the Auditorium was changed by the District's Board on June 16, 2020 from Plummer Auditorium to Fullerton Auditorium after allegations and complaints surfaced that Mr. Plummer had ties to the Ku Klux Klan. Thus, Fullerton Auditorium and Plummer Auditorium mean the same auditorium in this and all record documents. Improvements include providing support to various interior and exterior structural elements and providing accessibility and accessible facilities. While this project has a goal of rehabilitating the auditorium while retaining its historic character and maintaining the character-defining spaces and features of the existing building and its setting, the project's modification of a resource listed on the National Register of Historic Places (NRHP) would have a potentially significant cultural resources impact under the California Environmental Quality Act (CEQA). This Environmental Impact Report (EIR) has been prepared to address the potentially significant impacts. All other topics that were evaluated in the April 2020 Initial Study were determined to be less than significant, and mitigation measures were included as required to reduce potentially significant impacts. These topics will not be addressed in detail in this document, but can be found in Appendix A: Initial Study.

The District is the lead agency for environmental review of the proposed project. This Draft EIR, together with the Initial Study, does not provide a recommendation on the project, but has been prepared to inform District decision-makers, responsible and trustee agencies, and the general public about the proposed project and the potential consequences of project approval. This EIR also examines various alternatives to the proposed project and recommends a set of mitigation measures to reduce or avoid potentially significant impacts.

#### **1.1.2 EIR Scope**

The District circulated a Notice of Preparation (NOP) supported by the Initial Study notifying responsible agencies and interested parties that an EIR would be prepared for the project and indicating the environmental topics anticipated to be addressed. The NOP was published on April 8, 2020 and mailed to public agencies, organizations, and individuals likely to be interested in the potential impacts of the project. A copy of the NOP was available for public review at the District Office and on the District's website. Comments on the NOP were received by the District and considered during preparation of the EIR.

A total of 2 written comments regarding the NOP were received: one letter from the California Native American Heritage Commission (NAHC) and one letter from Caltrans District 12. The NAHC comment letter summarized the necessary steps for compliance with Assembly Bill (AB) 52, and the Caltrans comment letter requested continued coordination and the acquisition of an encroachment permit, if any project work occurs within the State right of way. The District requested a Sacred Lands File search from the Native American Heritage Commission (NAHC) who determined there were no sacred lands in proximity to the Project. As of the date of publication of this EIR, the District has received one request for consultation from the Gabrieleno Band of Mission Indians – Kizh Nation Tribe, and the District is in consultation with their representatives. If during consultation it is determined that any tribal cultural resources mitigation measures are needed, the District will include those in the Final EIR. While the NAHC suggested contacting other tribes, it is the tribes' responsibility to contact the District first under AB 52. The District has received no request for consultation from other tribes with traditional and cultural affiliation to the District's geographic area; therefore, the District respectfully declines contacting other tribes because the earthmoving portion of this Project is with fill materials that have previously been disturbed and no tribal artifacts were discovered.. The Project limits do not abut any State right of way; therefore, no Caltrans encroachment permit would be required of the project. The Initial Study is included in Appendix A, the NOP is included in Appendix B, and comment letters received during the scoping session are included in Appendix C of this EIR.

### 1.1.3 Report Organization

This EIR is organized into the following chapters:

- *Chapter 1 – Introduction:* Discusses the overall EIR purpose and organization and describes the environmental review process.
- *Chapter 2 – Executive Summary:* Provides a summary of the proposed action, identifies potentially significant issues and concerns, summarizes the impacts that would result from implementation of the proposed project, and describes mitigation measures recommended to reduce or avoid significant impacts. A summary overview of alternatives to the project is also provided.
- *Chapter 3 – Project Description:* Provides a description of the project site, project objectives, required approval process, and the details of the project.
- *Chapter 4 – Setting, Impacts, and Mitigation Measures:* Describes the following for cultural resources: existing conditions (setting), potential environmental impacts and their environmental significance, and mitigation measures recommended to mitigate identified impacts. Potential adverse impacts are identified by levels of significance, as follows: less-than-significant impact (LTS), significant impact (S), and significant and unavoidable impact (SU). The significance of each impact is assigned one of these categories (i.e., LTS, S, or SU) before and after implementation of any recommended mitigation measure(s).
- *Chapter 5 – Alternatives:* Provides an evaluation of alternatives to the proposed project including the No Project Alternative.

- *Chapter 6 – CEQA Required Assessment Conclusions:* Provides additional specifically-required analyses of the proposed project’s growth-inducing effects, cumulative impacts, significant unavoidable impacts, significant irreversible changes, and effects found not to be significant.
- *Chapter 7 – Report Preparation:* Identifies the preparers of the EIR, references used and persons and organizations contacted.
- *Technical Appendices:* The appendices contain the Initial Study, NOP, comments on the NOP, and the historic resources technical report.

## 1.2 ENVIRONMENTAL REVIEW PROCESS

This Draft EIR will be available for review by the public, agencies, and organizations for a 45-day comment period starting on **August 7, 2020** on the District website and at the District Office, 1051 W. Bastanchury Road, Fullerton, CA 92833. During this period, the public is invited to submit written comments to the District. Comments on the Draft EIR may be submitted in writing to:

Fullerton Joint Union High School District  
Attention: Todd Butcher  
1051 W. Bastanchury Road  
Fullerton, California 92833  
tbutcher@fjuhsd.org

Following the close of the comment period on **September 21, 2020 at 5:00p.m.**, a Response to Comments document will be prepared to respond to all substantive comments received on the Draft EIR related to environmental issues surrounding the project. The Response to Comments document will also revise the Draft EIR, as necessary, in response to these comments or to clarify any previous errors, omissions, or misinterpretations of material in the Draft EIR.

The District Board of Trustees will receive additional public comment prior to certifying the Final EIR. The Response to Comments document, together with the Draft EIR, and any errata to the Draft EIR will constitute the Final EIR.

This page intentionally left blank.

## **CHAPTER 2.0 EXECUTIVE SUMMARY**

This chapter describes the proposed Fullerton Auditorium Seismic and Access Upgrade Project (herein referred to as the project or proposed project) that is evaluated in this EIR and includes a summary of growth inducing impacts, a summary of the cumulative impacts as a result of the analysis contained in Chapter 4.0, and the alternatives to the proposed project that are evaluated in Chapter 5.0 of this EIR. A summary of the impacts and mitigation measures contained in Chapter 4.0 of this EIR and the Initial Study (FJUHS 2020) prepared for the project is included in Table 2.A at the end of this chapter.

### **2.1 PROJECT UNDER REVIEW**

The objective of this project is to improve the structural stability of the NRHP-listed auditorium while retaining its historic character and maintaining the character-defining spaces and features of the existing building and its setting. The proposed project is described in more detail in Chapter 3.0.

### **2.2 SUMMARY OF SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS**

As evaluated in Chapter 4.0 of this Draft EIR, there would be no significant unavoidable (i.e., unmitigable) impacts that would result from the proposed project. All potentially significant impacts resulting from project implementation would either be avoided or can be reduced to below a level of significance with the mitigation measures identified.

### **2.3 SUMMARY OF GROWTH INDUCING IMPACTS**

The proposed project would not induce significant growth. Population data records the City of Fullerton as having a population of 139,629 residents (US Census Bureau, 2018). The proposed project would not affect the net population of the site. The project would not impact the supply of residential, office or commercial units within the project area. Additionally, no persons will be displaced by the project improvements. Therefore, the project would not directly induce growth.

Indirectly, the proposed project would not result in an increase in demand for jobs, schools and public services and facilities. Although construction of the proposed project would generate temporary jobs, it is anticipated that a sufficient number of skilled laborers are available in the vicinity of the proposed project. The proposed project would not increase emergency response times, exceed the capacity of schools or other public facilities and service systems, or require new or expanded public facilities or utility service systems. Therefore, the proposed project would not cause significant indirect growth.

## 2.4 SUMMARY OF CUMULATIVE IMPACTS

Based on the discussion in Chapter 6.0 of this EIR, the cumulative impacts to cultural resources would not be cumulatively significant under CEQA.

Potential cumulative impacts to other resource topics would adhere to regulatory requirements and proposed mitigation measures, as discussed in the Initial Study (FJUHSD 2020). Because the proposed project would not result in significant impacts to the other resource topics listed in CEQA Guidelines Appendix G, and because the cumulative projects would also not be expected to result in significant impacts to the other resource topics as listed in CEQA Guidelines Appendix G, the proposed project would not result in cumulative impacts to these resources. Therefore, the project would not result in impacts that would be cumulatively considerable under CEQA.

## 2.5 EFFECTS FOUND NOT TO BE SIGNIFICANT

The Initial Study (Appendix A) identifies no significant impacts to the following environmental topics:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

## 2.6 SUMMARY OF ALTERNATIVES ANALYSIS

The following alternatives to the proposed project are considered in this EIR:

- The **No Project Alternative** assumes that the project would not be developed within the short-term.
- The **Preferred Alternative** would consist of repair, modernization, and seismic retrofit of the auditorium.

- The **Exterior Accessible Ramp Alternative** would develop an accessible ramp at the main entrance to the Fullerton Auditorium, while making other seismic improvements to the facility.

The Preferred Alternative was determined to be the environmentally superior alternative. The Exterior Accessible Ramp Alternative was determined to be infeasible. Please refer to Chapter 5.0, Alternatives Analysis, for more discussion of these alternatives and other alternatives considered during development of this EIR.

## **2.7 POTENTIAL AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED**

The potential areas of controversy and issues to be resolved are associated with cultural resources, which are addressed in Chapter 4.0.

## **2.8 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

The Initial Study (FJUHSD 2020) identifies potentially significant impacts to the following environmental topics; however, these potential impacts could be mitigated to a less-than-significant level with the mitigation measures included in the Initial Study:

- Biological Resources

Table 2.A, Summary of Impacts and Mitigation Measures, includes the mitigation measures from the Initial Study as they relate to each environmental topic. For a complete description of the potential impacts, refer to the Initial Study in Appendix A.

This page intentionally left blank.

Table 2.A: Summary of Impacts and Mitigation Measures

Environmental Impacts	Level of Significance Without Mitigation <sup>1</sup>	Mitigation Measures	Level of Significance With Mitigation <sup>1</sup>
<b>AESTHETICS</b>			
<i>There are no significant aesthetics impacts.</i>			
<b>AGRICULTURAL AND FORESTRY RESOURCES</b>			
<i>There are no significant agricultural resources impacts.</i>			
<b>AIR QUALITY</b>			
<i>There are no significant air quality impacts.</i>			
<b>BIOLOGICAL RESOURCES</b>			
<p><i>There is potential for roosting bats to be present within the existing building. If the proposed building construction resulted in the removal or disturbance of roosting, this would be a significant impact.</i></p>	<p>S</p>	<p><b>Mitigation Measure BIO-1:</b> No earlier than 30 days prior to initiation of construction activities, a pre-construction survey shall be conducted by a qualified biologist (i.e., a biologist holding a California Department of Fish and Wildlife (CDFW) collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle bats) to determine if active bat roosts or maternal colonies are present on or within 300 feet of the construction area.</p> <p><i>Should an active maternity roost be identified, the roost shall not be disturbed and construction within 300 feet of the maternity roost shall be postponed or halted until the juveniles have fledged and the roost is vacated, as determined by a qualified biologist. Consultation with CDFW shall also be initiated. Under no circumstance shall an active roost be directly disturbed.</i></p> <p><i>If nonbreeding bat hibernacula are found on the project site, the individuals shall be safely evicted under the direction of a qualified bat biologist and with consultation with CDFW. These actions shall allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight.</i></p> <p><i>If it is determined that construction will not affect roosting behavior or disrupt a maternal colony, construction may proceed without any restriction or mitigation measure.</i></p> <p><i>If it is determined that construction will affect an active bat roost or disrupt reproductive behavior, then avoidance is the only mitigation available. Under no circumstance shall an active roost be directly disturbed. Construction</i></p>	<p>LTS</p>

Environmental Impacts	Level of Significance Without Mitigation <sup>1</sup>	Mitigation Measures	Level of Significance With Mitigation <sup>1</sup>
		<p><i>within 300 feet shall be postponed or halted until the roost is naturally vacated as determined by a qualified biologist.</i></p> <p><i>Prior to issuance of a building permit, the City of Fullerton (City) shall verify that preconstruction surveys have been conducted within 30 days of the proposed start of demolition. If bats are present, the City shall verify that CDFW has been consulted and either determined that construction will not affect an active bat roost or disrupt a maternal colony, or that individuals in a nonbreeding bat hibernacula have been safely evicted.</i></p> <p><i>Due to regulations from the California Health Department, direct contact by construction workers with any bat is not allowed.</i></p>	
<b>CULTURAL RESOURCES</b>			
<i>There are no significant cultural resources impacts.</i>			
<b>ENERGY</b>			
<i>There are no significant energy impacts.</i>			
<b>GEOLOGY, SOILS, AND SEISMICITY</b>			
<i>There are no significant geology, soils, and seismicity impacts.</i>			
<b>GREENHOUSE GAS EMISSIONS</b>			
<i>There are no significant greenhouse gas emissions impacts.</i>			
<b>HAZARDS AND HAZARDOUS MATERIALS</b>			
<i>There are no significant hazards and hazardous materials impacts.</i>			
<b>HYDROLOGY AND WATER QUALITY</b>			
<i>There are no significant hydrology and water quality impacts.</i>			
<b>LAND USE AND PLANNING</b>			
<i>There are no significant land use and planning impacts.</i>			
<b>MINERAL RESOURCES</b>			
<i>There are no significant mineral resources impacts.</i>			
<b>NOISE</b>			
<i>There are no significant noise impacts.</i>			
<b>POPULATION AND HOUSING</b>			
<i>There are no significant population and housing impacts.</i>			
<b>PUBLIC SERVICES</b>			

Environmental Impacts	Level of Significance Without Mitigation <sup>1</sup>	Mitigation Measures	Level of Significance With Mitigation <sup>1</sup>
<i>There are no significant public services impacts.</i>			
<b>RECREATION</b>			
<i>There are no significant recreation impacts.</i>			
<b>TRANSPORTATION</b>			
<i>There are no significant transportation impacts.</i>			
<b>TRIBAL CULTURAL RESOURCES</b>			
<i>There are no significant tribal cultural resources impacts.</i>			
<b>UTILITIES AND SERVICE SYSTEMS</b>			
<i>There are no significant utilities and service systems impacts.</i>			
<b>WILDFIRE</b>			
<i>There are no significant wildfire impacts.</i>			

Notes:

- <sup>1</sup> S: Significant
- LTS: Less than Significant

## **CHAPTER 3.0 PROJECT DESCRIPTION**

This chapter describes the proposed Fullerton Auditorium Seismic and Access Upgrade Project (proposed project) that is evaluated in this EIR. A description of the project's objectives, location, background, and site characteristics is followed by details of the project and a summary of required approvals.

### **3.1 PROJECT OVERVIEW**

For CEQA purposes, the project under consideration is the Fullerton Auditorium Project. The objective of this project is to rehabilitate the existing building under the provisions of Title 24 Part 1 Section 4-306 of the California Code of Regulations. The goal of this project is to upgrade the Auditorium while retaining its historic character and maintaining the character-defining spaces and features of the existing building and its setting.

### **3.2 PROJECT SITE**

The following section describes the location of the project site, surrounding land uses, and site characteristics.

#### **3.2.1 Location**

The approximately 0.5-acre project site is located on the Fullerton High School campus (201 E. Chapman Avenue) at the corner of E. Chapman Avenue and Lemon Street (Figures 1 and 2). The project site is located in central Fullerton, north of E. Chapman Avenue.

#### **3.2.2 Surrounding Land Uses**

The land uses immediately surrounding the project Area consist of Fullerton High School and Fullerton College. Parking for the Fullerton Auditorium is located south of E. Chapman Avenue, which provides the southern boundary for the Auditorium. Lemon Street is located to the east, a manicured lawn with mature trees and shrubs are located to the west, and the Fullerton High School Fine Arts Building is located north of the Auditorium. The Fullerton High School campus is surrounded by residential and commercial uses (Figure 3).

#### **3.2.3 Site Characteristics**

The Fullerton Auditorium (formerly Plummer) has been listed on the National Register of Historic Places since 1993. The Auditorium is significant at the local level under Criterion A for its distinctive architecture and its contribution to the performing arts, and under Criterion C as an example of late 19th and 20th Century Revivals with Spanish Colonial and Italian Renaissance elements associated with the period from 1930-1943.

### 3.3 PROJECT OBJECTIVES

The following are the objectives of the proposed project:

- Repair and seismically retrofit the aging facility while also bringing the Auditorium into compliance with the Americans with Disabilities Act (ADA) programmatic access requirements.
- Respect the history of the Auditorium through the rehabilitation, retention and reuse of features that have been established as character-defining or otherwise relevant to the facility to the extent feasible, while modernizing the Auditorium to address the current needs of the auditorium.
- Maintain the aesthetic value of the Auditorium.

### 3.4 PROPOSED PROJECT

Fullerton Auditorium, located at the corner of E. Chapman Avenue and N. Lemon Street on the Fullerton High School campus (201 E. Chapman Avenue) (Figure 1), is a historical resource (listed in the National Register of Historic Places). The approach to design, alterations, and additions, has been completed with the objective of retaining historic character and maintaining the character-defining spaces and features of the existing building and its setting. Therefore, the significance of the building has been recognized and acknowledged.

Fullerton Auditorium is a single-story concrete shear-wall building with a mezzanine, full basement, and clock tower (Figure 2). Pursuant to Title 24 Part 1 Section 4-306 of the California Code of Regulations, the proposed project would rehabilitate the existing building, including the following notable items:

- Strengthen the concrete columns and pilasters with steel plate and/or fiber reinforced polymer (FRP) wrap
- Strengthen the clock tower exterior walls with fiber reinforced polymer wrap
- Construct new exterior buttresses to the west of the colonnade walkway, including new concrete caisson foundations
- Infill the east stage opening with concrete shear wall
- Reinforce the main roof concrete diaphragm perimeter with bolted steel plate
- Provide accessible seating at auditorium level
- Fire sprinkler upgrade
- Complete fire alarm upgrade

Building Addition - Lobby, which provides accessible entrance, accessible restrooms, accessible path to auditorium seating and basement, and ticket booth.

Building addition area:

- 771 square feet at the northeast Basement / Dressing room area
- 2,369 square feet at the southeast portion of the building, Lobby, Restrooms and Ticket booth
- Total area: 3,140 square feet (Figure 4)

The FRP applications will necessitate the removal of portions of the existing exterior and interior plaster wall finish, some decorative cast stone and plaster elements, and portions of the decorative stenciling in the Auditorium prior to application. To minimize potential impacts to the building's historic significance, the proposed project will document these features utilizing a qualified conservator prior to removal. The features will be catalogued and safely stored during application of the FRP. After application the features will be re-installed in their original locations and configuration; or replicated to match the originals in design, material, and finish.

### **3.5 REQUIRED PERMITS AND APPROVALS**

The Fullerton Joint Union High School District is the lead agency under CEQA with the primary authority for project approval. At this time, no regulatory permits are anticipated for the proposed project; however, the following approval would be required:

- Division of the State Architect on construction plans (ministerial approval)

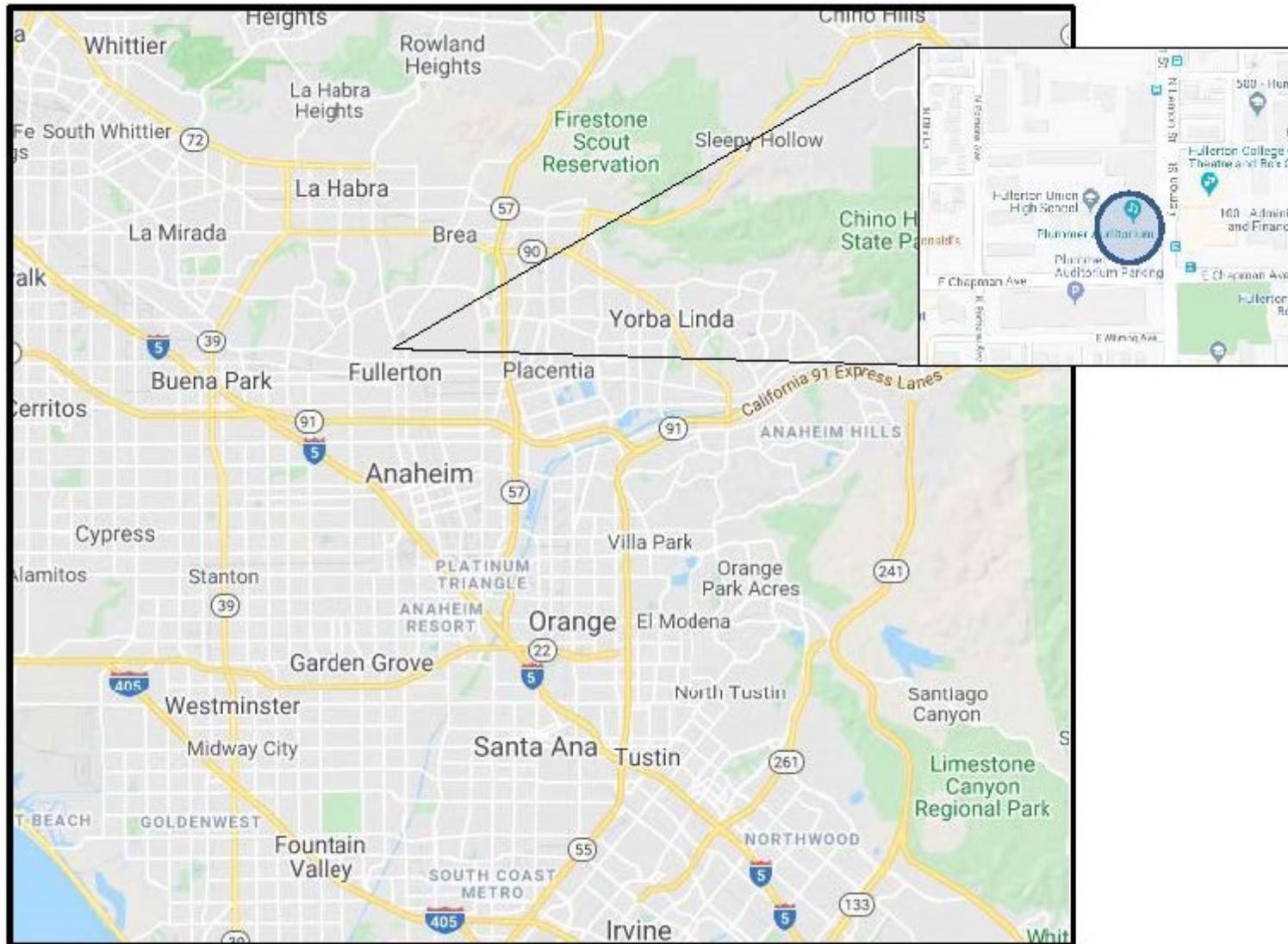


Figure 1: Project Location

This page intentionally left blank.

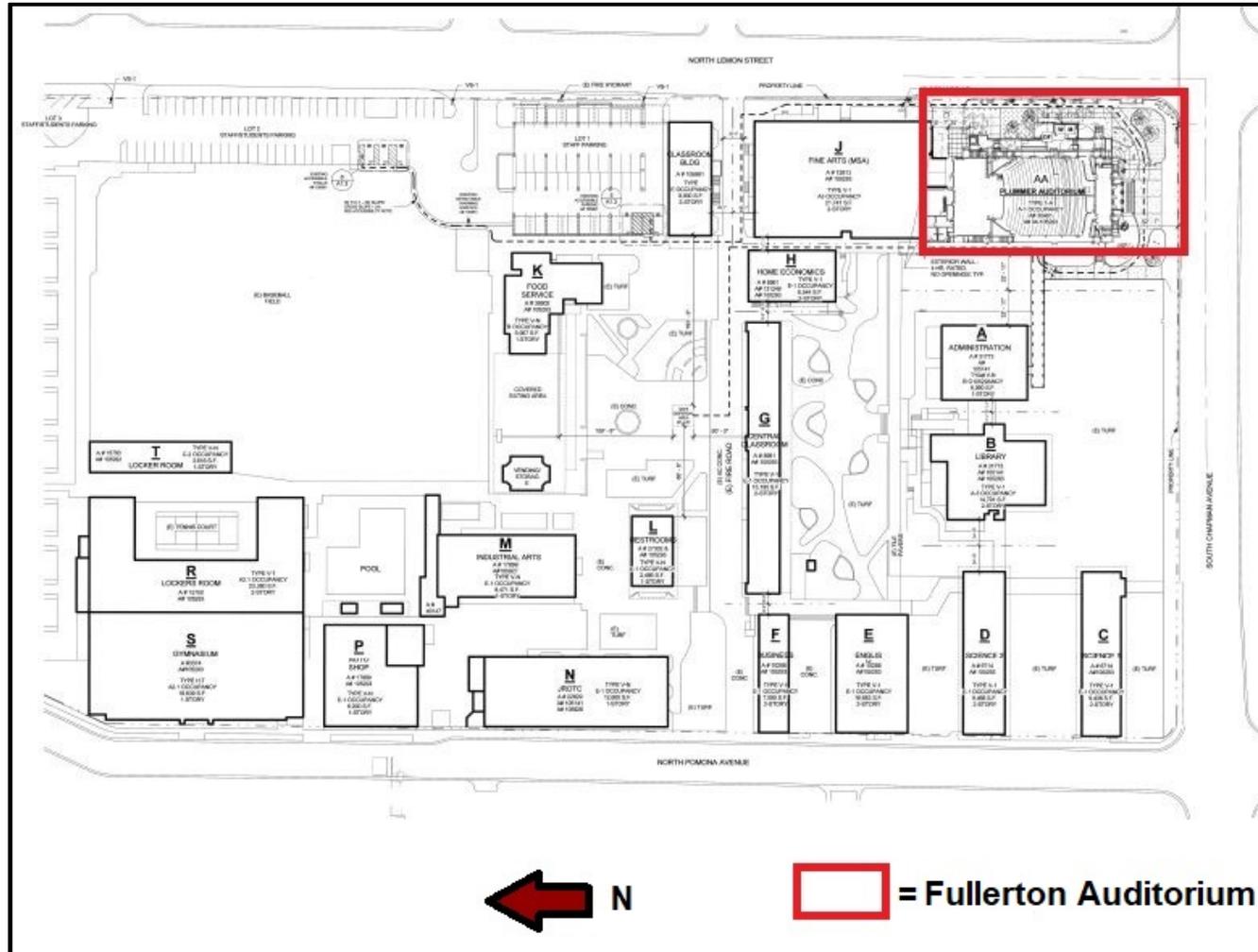


Figure 2: Fullerton High School Campus Site Plan

This page intentionally left blank.

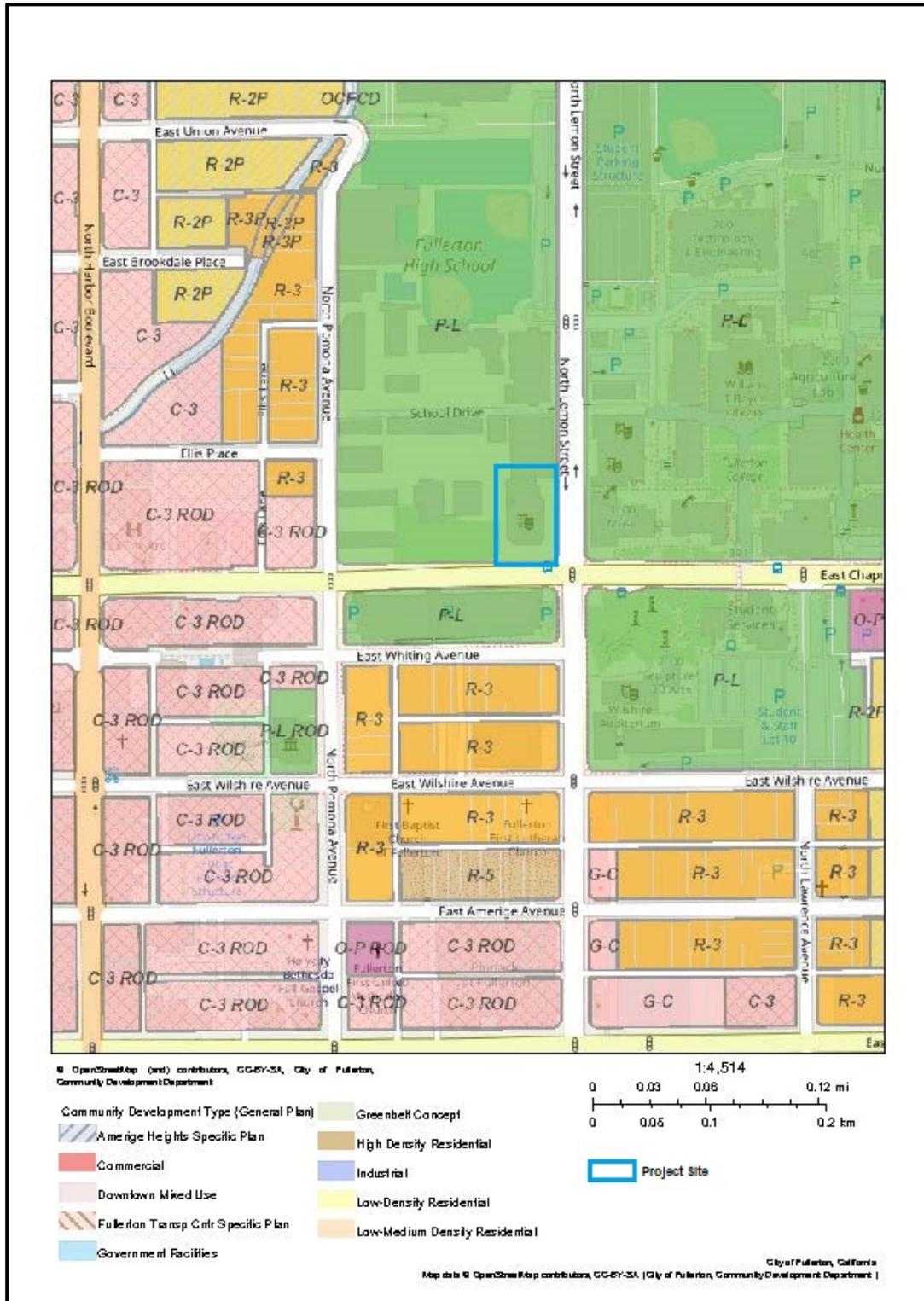


Figure 3: Surrounding Land Uses

This page intentionally left blank.

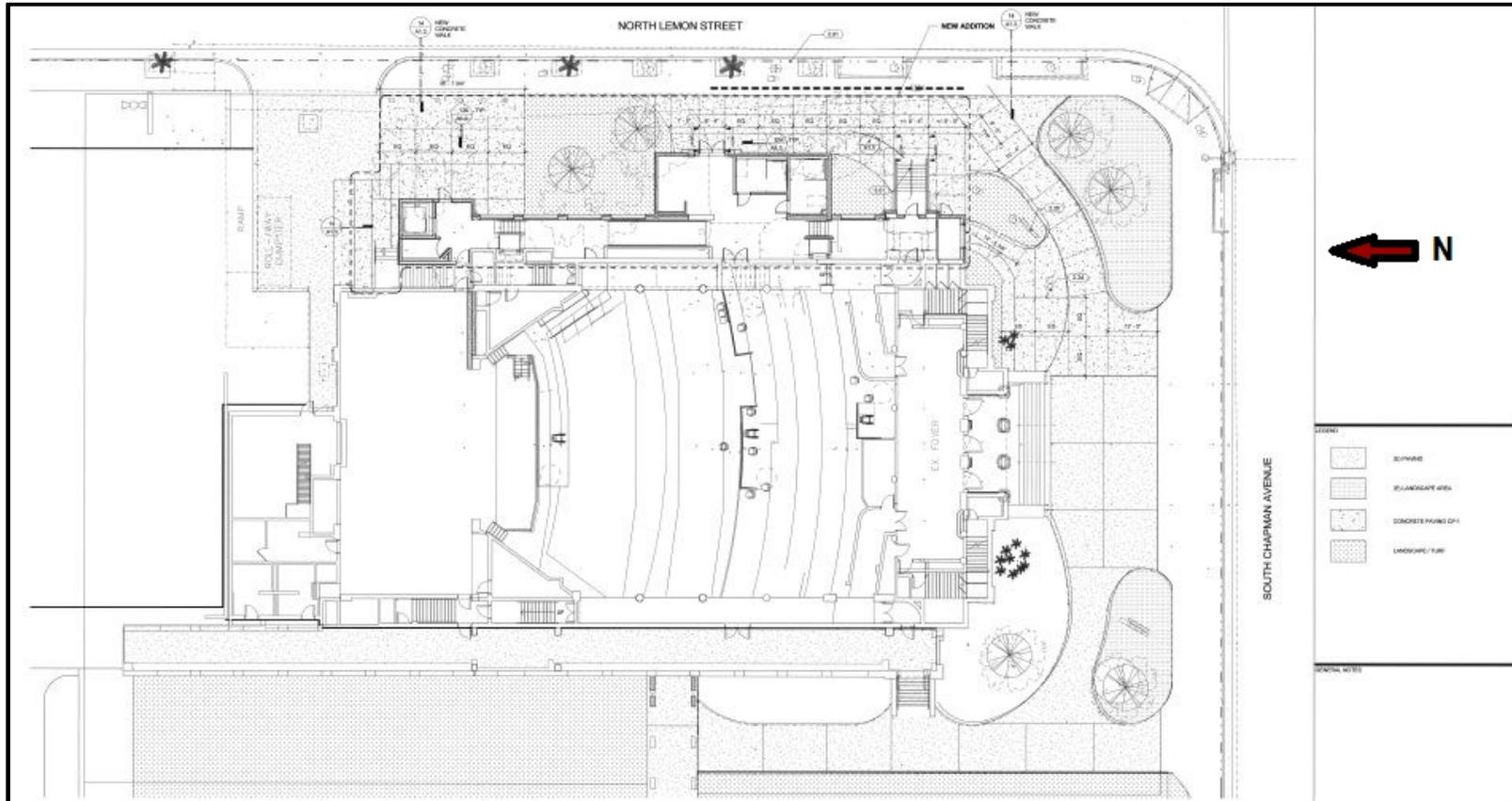


Figure 4: Project Area

This page intentionally left blank.

## CHAPTER 4.0 SETTING, IMPACTS, AND MITIGATION MEASURES

This chapter contains an analysis of each potentially significant environmental issue identified in the NOP prepared for the project and, as such, constitutes the major portion of the Draft EIR. Section 4.1 of this chapter describe the environmental setting of the project as it relates to Cultural Resources, the impacts resulting from implementation of the project and mitigation measures that would reduce impacts of the project.

### ***Determination of Significance***

Under CEQA, a significant effect is defined as a substantial, or potentially substantial, adverse change in the environment.<sup>1</sup> The *CEQA Guidelines*<sup>2</sup> direct that this determination be based on scientific and factual data. Each impact evaluation in this chapter is prefaced by criteria of significance, which are the thresholds for determining whether an impact is significant. These criteria of significance are derived from Appendix G of the *CEQA Guidelines*.

### ***Topics Addressed in the Draft EIR***

The following environmental topic is addressed in this chapter:

- Cultural Resources (4.1)

An Initial Study was completed for this project in April 2020 (Appendix A). This analysis determined that the project would not have a significant effect on aesthetics, agricultural and forestry resources, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire. Impacts related to biological resources have been mitigated to a less-than-significant level in the Initial Study. As a result, these topics have not been investigated further in this chapter of the EIR, but are briefly addressed in Chapter 6.0, CEQA Required Assessment Conclusions, in the subsection entitled Effects Found Not to Be Significant.

### ***Format of Issue Sections***

The environmental issue section has four main subsections: 1) Setting; 2) Methods; 3) Regulatory Framework; 4) Significance Criteria; and 5) Impacts and Mitigation Measures of the proposed project.

---

<sup>1</sup> Public Resources Code §21068

<sup>2</sup> California Code of Regulations, Title 14, §15000, et seq.

## 4.1 CULTURAL RESOURCES

This section describes existing cultural resources conditions within the project site, identifies potentially significant impacts on such resources that may result from project implementation, and recommends mitigation measures to reduce identified impacts to a less-than-significant level.

Cultural resources include historical buildings and structures, archaeological deposits, paleontological resources (fossils), and human remains. For a cultural resource to be considered a historical resource, it generally must be 50 years or older and 1) be listed in, or determined eligible for listing in, the California Register of Historical Resources by the State Historical Resources Commission; 2) be included in a local historical register of historical resources, as defined in section 5020.1(k) identified as significant in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code; or 3) be determined by the lead agency to be a historical resource pursuant to Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a).

The District commissioned the preparation of a Historical Resources Technical Report for the proposed project (Historic Resources Group 2020) to determine if the proposed project would impact a historical resource. The following text and analysis is derived from the *Historical Resources Technical Report, Plummer Auditorium, Fullerton Union High School 201 E. Chapman Avenue, Fullerton CA*. Historic Resources Group determined that the Project would not significantly impact the historical resource nature of Fullerton Auditorium (formerly Plummer).

### 4.1.1 Existing Setting

The Fullerton Auditorium was constructed in 1930 at the northwest corner of Chapman Avenue and Lemon Street. The Auditorium is situated in the southeastern-most corner of the Fullerton Union High School campus, immediately south of the Fine Arts building, and east of the Administration Building. The Auditorium's primary (south-facing) façade along Chapman Avenue is set back behind a deep concrete-paved gathering space flanked by areas of grassy lawns and mature trees. A wrought-iron events board stands on the east side of the primary façade. A concrete sidewalk and grassy parkways with mature street trees run along its Lemon Street (east-facing) façade. The campus' open front lawn flanks the Auditorium to the west.

The Fullerton Auditorium (formerly Plummer) was listed in the National Register of Historic Places on September 30, 1993 (National Register Information System ID: 93001019). The property was found significant under Criterion A "for its contributions to the social, cultural, and educational history of Fullerton. Constructed in 1930 for the Fullerton High School and Junior College District, the building has served as an important cultural center for residents of all ages in the north Orange County area." Additionally, it was found significant under Criterion C as an outstanding example of Spanish Colonial Revival style with Italian Renaissance elements. Designed by noted architect Carleton M. Winslow, it is noted for its

“high artistic value...strong classical design elements and impressive domed tower.” The period of significance is identified as 1930-1945.<sup>3</sup>

The Auditorium’s immediate surroundings have evolved somewhat throughout the building’s history, as early campus structures have been replaced by newer buildings over time. However, the overall character of the Auditorium’s setting has remained fairly constant throughout its history. Fullerton Auditorium continues to sit amid the broad lawns, arcaded walkways, and low-scale Spanish Colonial Revival school buildings of Fullerton Union High School, and dominates the street frontage along Chapman Avenue, one of Fullerton’s primary east-west automobile thoroughfares.

### **Exterior**

Fullerton Auditorium is designed in the Spanish Colonial Revival style with Italian Renaissance elements. It is composed of a large main volume which contains the audience seating area (main house), and a taller rear volume containing the stage and loft areas (stage house). It is irregular in plan, with a projecting arcade, multiple shed-roof wings, and a five-story tower. The building is constructed of poured-in-place concrete. Exterior walls are clad in sand-textured stucco. The roofs are sheathed in red clay barrel tiles. The main volume has a low-pitched front-gable roof; the rear volume has a hipped roof with gabled wall dormers. Other exterior features include concrete buttresses, metal scuppers and downspouts, wood panel doors, elaborate cast-stone ornamentation, and decorative wrought-iron gates and light fixtures.

The Auditorium’s design is dominated by an elaborate five-story tower located at the northwest corner of the building. The tower has stucco exterior cladding, projecting corner pilasters, and decorative cornices defining the tower’s upper stories. The belfry has paired rounded-arch openings with classical columns and keystone above, and single arched openings with projecting balconette below. Each of these openings is embellished with ceramic tiles in blue, gold, and green. All four sides of the tower display a large clock face composed of applied metal Roman numerals. The tower is capped with an octagonal dome clad in blue, gold, and green mosaic tile, and topped with a decorative cupola. Fenestration in the tower consists of divided-light steel-frame casement windows.

Fullerton Auditorium’s primary (south-facing) façade is oriented toward Chapman Avenue. The façade is symmetrical in its arrangement with concrete buttresses and Beaux Arts ornamentation. The central portion of the façade has a pitched parapet with a lyre detail at the apex and comedy and tragedy masks at each end. An elaborate rose window features cast-stone tracery and surround. Beneath the window, applied metal lettering reads “Louis E. Plummer Auditorium.”

The primary façade is dominated by a central projecting portico. The portico has a flat roof with a parapet and decorative cornice. A trio of rounded-arch openings are elaborated with cast-stone ornamentation. Classical pilasters topped with capitals of acanthus leaves and shields flank each of the arched openings. A cast-stone cartouche detail occupies the panel

---

<sup>3</sup> “Louis Plummer Auditorium,” National Register of Historic Places Registration Form, prepared by Diann Marsh, April 28, 1993.

above the central arch. The inside face of each arch is accented with chamfered and ornamental cast-stone blocks. The interior of the portico has cast-stone walls and a scored concrete landing. The ceiling is composed of three stucco-clad vaults, each with a hanging wrought-iron lantern suspended from a chain. Ticket windows with elaborate surrounds and cornices are located at the east and west ends of the portico interior. The main entrance to the lobby consists of three non-original aluminum-frame glazed doors with sidelights. The portico is accessed via a set of wide concrete steps with wrought-iron handrails. The steps are flanked by low concrete piers with decorative wrought-iron lampposts. The façade's outer bays each contain a trio of blind openings with decorative cast-stone surrounds. Two metal plaques—commemorating the building's designation as Local Landmark No. 10, and its listing in the National Register of Historic Places—are mounted on the east side of the primary façade.

The Auditorium's west façade is dominated by a projecting arcade which runs the full length of the building. The arcade has a flat roof and a series of round arches; square columns with chamfered corners, folded leaf capitals, and shield detail; and a low stucco wall capped with terra cotta tiles and wrought-iron balustrades. The main entry arch has a decorative cast-stone surround, concrete steps, and wrought-iron handrails. The arcade is paved with terra cotta floor tiles. Beneath the arcade is a large wall mural entitled "Pastoral California." Painted by W.P.A. artist Charles Kassler in 1934, the mural is a fresco measuring 75 feet long and 15 feet high. The mural was restored in 1997 through a community effort, after having been covered by paint for 56 years. Access to this part of the arcade is secured by three sets of decorative wrought-iron gates. A blind round-arch opening with decorative cast-stone surround occupies the base of tower.

The east façade runs along Lemon Street and features a projecting shed-roof wing with three separate side entrances. The southernmost entry is composed of a single wood paneled door within a recessed rounded-arch opening with a classical cast-stone surround, and concrete steps with wrought-iron handrails. The central entry features a set of metal panel double doors. The northernmost entry consists of a single wood paneled door within a recessed opening and embellished with a series of decorative cast-stone tiles. Above the shed-roof wing, a series of blind arched openings are infilled with black, white and yellow ceramic tiles. Toward the rear of the façade are several service entrances providing access to the stage house. Two of these entrances are composed of a single metal door, one of which is elevated and accessed via an L-shaped flights of concrete steps and with solid stucco wall. A loading entrance has a metal rollup door.

The building's north façade is composed of a plain concrete wall with concrete buttressing and two gabled wall dormers. A two-story rear addition serves as a "hyphen" connecting the Auditorium to the Fine Arts building to the north. This addition has a flat roof and smooth stucco walls and wraps around the Auditorium's northwest corner.

### **Interior**

Fullerton Auditorium has a richly-decorated interior which displays many of the same Spanish Colonial Revival and classical influences evident on the exterior. The interior is composed of a lobby, a main house, and a stage with backstage areas. The lobby is a shallow rectangular space that spans the width of the interior. It has a concave rough-

textured stucco ceiling with three hanging wrought-iron chandeliers. The lobby walls are covered with decorative textured wallpaper. The floors are primarily carpeted, with ceramic tile flooring at the main entrance doors. Access to the main house side aisle is provided by two sets of wood paneled double doors. A 1947 wall-mounted metal plaque commemorates members of the Fullerton Union High School student body that were lost during World War II. At each end of the lobby is a staircase to the balcony, composed of cast-stone steps and a stucco grille. Beneath the grille is a wall-mounted drinking fountain with ceramic tile backsplash.

The main house contains a floor-level seating area with dual side aisles, and a balcony-level seating area. It has an exposed truss ceiling composed of rough-hewn wood beams painted with polychromatic decorative patterns. Suspended from the ceiling is a series of ornate wrought-iron chandeliers. The upper portion of the main house walls display a variety of openings with decorative wrought-iron and stucco grilles. The main seating area has a raked concrete floor and non-original theater seats arranged in gently-curving rows. The underside of the balcony has ceiling-mounted wrought-iron light fixtures. A box for technical staff sits at the back of the house.

The front of the main house has a raised wood stage which projects from a simple, rectilinear proscenium (i.e., the frame separating the stage from the auditorium). On either side of the stage is a set of wood steps with a metal balustrade. Flanking the proscenium on each side is an elaborate projecting balconette, composed of Palladian windows with leaded divided-lights and decorative draperies behind. The balconettes have highly-ornate cast surround including etched pilasters, heavy projecting sills with decorative corbels, and an inspirational phrase etched below. Beneath each balconette is a projecting cast shelf with a flagpole displaying the national or state flag. The side aisles are separated from the main house by a series of octagonal columns with cast Corinthian capital and segmental arches. The side aisles feature textured-stucco ceilings with round arches and crown moldings, stucco walls with cast capitals, and carpeted floors. A series of wrought-iron light fixtures are suspended from the side-aisle ceilings. On the balcony level, the hallway has a stucco beam ceiling, carpeted floors, and stucco walls with wrought-iron sconces. The balcony seating area has raked carpeted floors and non-original theater seats. The face of the balcony has a blind arch plaster detail.

#### **Alterations<sup>4</sup>**

- Wall-mounted sign frames have been added to portico exterior and interior
- The three main entrance doors on the primary façade appear to be replacements
- Wrought-iron handrails have been added to exterior stairs throughout; these handrails are compatible in material and design
- Applied address numbers have been added to the primary façade
- Two commemorative metal wall plaques have been added to the east side of the primary façade
- Arched opening in the base of the tower has been infilled

---

<sup>4</sup> According to the City's 2002 historic survey, in 1995 Fullerton Auditorium was fully rehabilitated and improved to meet seismic safety requirements, and the Wurlitzer Organ was restored. ("Fullerton Through the Years: A Survey of Architectural, Cultural & Environmental Heritage," City of Fullerton, Development Services Department, 2002, 105).

- Ceiling light fixtures have been added in the west arcade
- Metal panel side entrance doors may be replacements; these doors are compatible in design
- A rear addition wraps around the building's northwest corner and connects it to the Fine Arts building to the north; the addition is easily discernable and leaves much of the Auditorium's north façade unaltered
- The interior partition between the lobby and main house has been replaced; the wide center Auditorium entrance has been infilled and two side entrances added
- The main house floor-level seating plan has been altered from its original center-aisle configuration to a dual side-aisle configuration
- The technical staff box at the back of the house is an addition
- The Auditorium theater seats are replacements
- Square acoustical wall panels have been added throughout
- Wall- and ceiling-mounted theatrical lighting has been added
- Metal wall-mounted handrails added to interior stairways

#### **4.1.2 Methods**

A site visit was conducted on April 13, 2020 to inspect and document existing conditions on the project site. Research, field observation and analysis were performed by Paul Travis, AICP, Managing Partner; John LoCascio, AIA, Principal; and Kari Fowler, Senior Planner, all of whom are qualified professionals who meet or exceed the Secretary of the Interior's Professional Qualification Standards.

#### **4.1.3 Regulatory Framework**

##### **4.1.3.1 Federal**

##### **Section 106 of the National Historic Preservation Act**

The following laws and organizations facilitate federal protection of cultural resources:

- National Historic Preservation Act (NHPA) of 1966, as amended by Title 16, Section 470 of the United States Code
- Archaeological Resource Protection Act of 1979
- Advisory Council on Historical Preservation

These laws and organizations maintain processes for determining effects on historical properties eligible for listing in the National Register of Historic Places (NRHP).

NHPA Section 106 and accompanying regulations (Title 36, Part 800 of the Code of Federal Regulations [36 CFR 800]), the main federal regulatory framework guiding cultural resources investigations, require consideration of effects on properties that are listed in or may be eligible for listing in the NRHP. The NRHP, administered by the National Park Service, is the nation's master inventory of known historic resources. It includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, and cultural characteristics that are considered significant at the national, state, or local level.

The formal criteria (36 CFR 60.4) for determining NRHP eligibility are as follows:

1. The property is at least 50 years old. (However, properties under 50 years of age that are of exceptional importance or are contributors to a district can also be included in the NRHP.)
2. It retains integrity of location, design, setting, materials, workmanship, feeling, and associations.
3. It possesses at least one of the following criteria:
  - A. Association with events that have made a significant contribution to the broad patterns of history (events).
  - B. Association with the lives of persons significant in the past (persons).
  - C. Distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components may lack individual distinction (architecture).
  - D. Has yielded, or may be likely to yield, information important to prehistory or history (information potential).

Listing in the NRHP does not entail specific protection of or assistance for a property. However, listing does guarantee the property's recognition during planning for federal or federally assisted projects, eligibility for federal tax benefits, and qualification for federal historic preservation assistance. Additionally, project effects on properties listed in the NRHP must be evaluated under CEQA.

### **Secretary of the Interior's Standards**

The Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards) provide guidance for working with historic properties. The Secretary's Standards are used by lead agencies to evaluate proposed rehabilitative work on historic properties. The Secretary's Standards are a useful analytic tool for understanding and describing the potential impacts of proposed changes to historic resources. Projects that comply with the Secretary's Standards benefit from a regulatory presumption that they would not result in a significant impact to a historic resource.

In 1992 the Secretary's Standards were revised so they could be applied to all types of historic resources, including landscapes. They were reduced to four sets of treatments to guide work on historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

### 4.1.3.2 State

#### **California Register of Historic Resources**

The California Register of Historical Resources (CRHR) established a list of properties that are to be protected from substantial adverse change (PRC Section 5024.1). A historical resource may be listed in the CRHR if it meets any of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. It is associated with the lives of persons important in California's past.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value.
4. It has yielded or is likely to yield information important in prehistory or history.

The CRHR includes properties that are listed or have been formally determined to be eligible for listing in the NRHP, State Historical Landmarks, and eligible Points of Historical Interest. Other resources require nomination for inclusion in the CRHR. These may include:

- resources contributing to the significance of a local historic district,
- individual historical resources,
- historical resources identified in historic resource surveys conducted in accordance with State Historic Preservation Office procedures,
- historic resources or districts designated under a local ordinance consistent with Commission procedures, and
- local landmarks or historic properties designated under local ordinance.

#### **California Environmental Quality Act**

CEQA requires that environmental protection be given significant consideration in the decision-making process. Historical resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change to a historical resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

The State Legislature, in enacting the California Register of Historic Resources, amended CEQA to clarify which properties are significant, as well as which project impacts are considered to be significantly adverse. A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. A substantial adverse change in the significance of a historic resource means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.

The CEQA Guidelines further state that “[t]he significance of an historic resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources...local register of historical resources...or its identification in a historic resources survey.”

### 4.1.3.3 Local

Although the District is not subject to local plans, policies, or ordinances related to historic resources, this analysis presents relevant policies from the local jurisdiction as guidance only.

#### **City of Fullerton Municipal Code**

In the City of Fullerton Municipal Code (City of Fullerton 2001), a “Significant Property” is defined as an individual building, structure, or feature that is considered a historical or cultural resource in the City and that is eligible for “Historical Landmark” designation. A list of Significant Properties is contained in the Resource Management Element of The Fullerton Plan. The Fullerton Auditorium is included in that list.

#### 15.48.060. Criteria for Designation

A. In considering a request for a “Historical Landmark” designation, the following criteria shall be used in determining eligibility:

1. Character, interest or value as part of the heritage of the city.
2. Location as a site of a historic event.
3. Identification with a person or persons or groups who significantly contributed to the culture and development of the city.
4. Exemplification of a particular architectural style or way of life important to the city.
5. Exemplification of the best remaining architectural types in an area.
6. Identification as the work of a person or persons whose work has influenced the heritage of the city, the state of California or the United States.
7. Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.
8. Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.
9. A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
10. Integrity as a natural environment that strongly contributes to the well being of the people of the city.

B. In considering a request for a “Landmark District” designation, support of the designation should be demonstrated by a substantial majority of the property owners within the boundary of the proposed district.

### 4.1.4 Criteria of Significance

Implementation of the proposed project would have a significant impact on cultural resources if it would:

- Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. Specifically, substantial adverse changes include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired;

- Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5; or
- Disturb any human remains, including those interred outside of formal cemeteries.

The *CEQA Guidelines* defines a substantial adverse change as:

- Physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (CEQA Guidelines Section 15064.5(b)(1)).
- Demolition or material alteration in an adverse manner of those physical characteristics of an historical resource which convey its historical significance and justify its inclusion in or eligibility for inclusion in the California Register of Historical Resources, inclusion in a local register, or identification in a historical resources survey (CEQA Guidelines Section 15064.5(b)(2)).

#### 4.1.5 Impacts and Mitigation Measures

This section describes potentially significant project impacts to cultural resources. The section provides the criteria by which significance is determined, analyzes impacts that may occur to cultural resources if the project is implemented, and presents measures to minimize potentially significant impacts.

##### Project Impacts

***The project has the potential to cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.***

As noted in Section 4.1.1 of this EIR, Fullerton Auditorium (formerly Plummer) is listed in the National Register of Historic Places and the California Register of Historical Resources, and therefore is a mandatory historical resource for the purposes of CEQA. CEQA defines a substantial adverse change in the significance of an historical resource as demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired.

The proposed project will not demolish, destroy, or relocate Fullerton Auditorium or anything in its immediate surroundings. However, the project will alter Fullerton Auditorium to seismically retrofit the building and provide an accessible entrance, ticket booth, restrooms, and seating. In order for these alterations to result in material impairment of Fullerton Auditorium, it must be demonstrated that they would materially alter in an adverse manner those physical characteristics that convey Fullerton Auditorium's historical significance and justify its inclusion in the National and California Registers.

The ability of an historical resource to convey its significance is based on an analysis of its historic integrity. The National Park Service identifies seven aspects of historic integrity: *location, setting, design, materials, workmanship, feeling, and association*. The seven aspects of integrity are used below to analyze the potential impacts of the proposed alterations to Fullerton Auditorium.

Fullerton Auditorium will remain on its original site at the corner of East Chapman Avenue and North Lemon Street on the campus of Fullerton Union High School. The proposed project will alter a portion of the existing landscaped setback along North Lemon Street in order to construct the proposed addition on the east façade of Fullerton Auditorium. This setback is on a secondary façade of the Auditorium and fronts a side street, so it is not a significant character-defining feature of the Auditorium or the campus. The Auditorium's front setback and primary entrance, the wide lawn on Chapman Avenue, and the configuration and spatial relationships of the campus and its constituent buildings will not be altered by the proposed work. Therefore, Fullerton Auditorium will retain integrity of both *location* and *setting*.

The proposed project will construct an addition on the Auditorium's east façade to provide an accessible entrance, ticket booth, and toilet rooms; ramps to access the lobby and new accessible seating areas in the Auditorium; and a new elevator to access the basement. Although the east façade faces North Lemon Street, it is a secondary façade that is almost completely blank save for three secondary entrance/egress doors, two with decorative cast stone surrounds. The doors and their surrounds will be retained within the new addition, although the cast concrete steps accessing the southernmost door will be removed and replaced with similar new steps at the new exterior door. The new addition will have a narrow, elongated plan, and will be no taller than the existing exterior wall of the Auditorium's west aisle. It will have simple rectilinear massing, a flat roof, and exterior walls finished in smooth cement plaster. Fenestration will consist of fixed, round-arched windows that echo the forms of the historic arcade on the west façade. The new addition will not destroy historic *materials*; will be differentiated by its simple, contemporary *design*; and will be compatible with the massing, size and scale, and architectural features of Fullerton Auditorium.

The proposed project will seismically retrofit Fullerton Auditorium by constructing two buttresses on the building's west façade; and by wrapping portions of the building's exterior and interior structure with fiber-reinforced polymer (FRP) to strengthen walls and columns. The two new buttresses will be comparatively small in scale, will be located on a secondary façade, and will be mostly concealed within the existing arcade that extends the length of Fullerton Auditorium's west façade, so will be minimally visible.

The FRP wrap will be applied to the interior surface of the rear and side walls of the stage; the exterior walls of the tower; the two blank walls flanking the entrance loggia on the south (primary) façade; and the interior columns along the Auditorium's side aisles. The interior stage walls are bare and utilitarian; therefore, the FRP application on these walls will not alter or destroy character-defining materials or features. The FRP applications to the tower and primary façade will necessitate the removal of the existing plaster wall finish and decorative cast stone elements prior to application. The cast stone will be thoroughly documented prior to removal, catalogued, and safely stored; after installation of the FRP, the cast stone features will be re-installed in their original locations and configuration. New plaster will be applied over the FRP to match the original finish.

The FRP application to the interior columns will necessitate the removal of the historic plaster capitals and cement bases, along with portions of the plaster wall finish and sill course above, and the stenciled corbels below the ceiling. All features will be thoroughly documented by qualified conservators prior to the start of the work. The plaster walls and stringcourses will be patched with new plaster elements to match the historic finish.

The stenciling will be re-created to match the original design and colors. Because the thickness of the new FRP wrap will increase the columns' diameter by approximately one-and-one-half inches, the historic capitals and bases may no longer fit; in that instance, new and slightly larger capitals and bases will be cast to match the originals in design, material and finish. Although the added thickness will slightly change the proportions of the columns, the overall historic character of the Auditorium's interior will remain intact. Therefore, after completion of the proposed project, Fullerton Auditorium will retain integrity of *design, materials, and workmanship*.

Because Fullerton Auditorium will retain integrity of *location, setting, design, materials, and workmanship* after completion of the proposed project, it will continue to express its Mediterranean Revival architectural design and its link to the social, cultural, and educational history of Fullerton. It will therefore retain integrity of *feeling and association*.

Therefore, after completion of the proposed project, Fullerton Auditorium (formerly Plummer) will retain all seven aspects of integrity. The proposed project will not materially alter in an adverse manner those physical characteristics that convey Fullerton Auditorium's historical significance and justify its inclusion in the National and California Registers, and therefore will not result in a substantial adverse change in the significance of Fullerton Auditorium as defined by CEQA. This impact would be less than significant and requires no mitigation measures.

## CHAPTER 5.0 ALTERNATIVES ANALYSIS

The *CEQA Guidelines* require the analysis of a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the project's basic objectives and avoid or substantially lessen any of the significant effects of the project. The range of alternatives required in an EIR is governed by the "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.<sup>5</sup> CEQA states that an EIR should not consider alternatives "whose effects cannot be ascertained and whose implementation is remote and speculative."

This chapter describes the alternatives to the project, evaluates the significant environmental impacts associated with each alternative relative to those resulting from the proposed project, and discusses the ability of each alternative to meet the project objectives. Alternatives that were considered, but rejected, are also described. A discussion of the environmentally superior alternative is included in this chapter as required by CEQA.

The following objectives, listed in Chapter 3.0, Project Description, of this Draft EIR are repeated here to help inform this evaluation of alternatives:

- Repair and seismically retrofit the aging facility while also bringing the auditorium into compliance with the Americans with Disabilities Act (ADA) programmatic access requirements.
- Respect the history of the auditorium through the rehabilitation, retention and reuse of features that have been established as character-defining or otherwise relevant to the facility to the extent feasible, while modernizing the auditorium to address the current needs of the auditorium.
- Maintain the aesthetic value of the auditorium.

The proposed project has been described and analyzed in the previous chapters and in the Initial Study with an emphasis on significant impacts resulting from the proposed project, and mitigation measures have been recommended to reduce or avoid these impacts. The following discussion is intended to inform the public and decision-makers of the relative impacts of three potentially feasible alternatives to the proposed project. The three alternatives to the proposed project discussed in this chapter include the following:

- The **No Project Alternative** assumes that the project would not be developed within the short-term.
- The **Build Alternative** (proposed project) would consist of repair, modernization, and seismic retrofit of the auditorium.

---

<sup>5</sup> *CEQA Guidelines*, 2020. Section 15126.6.

- The **Exterior Accessible Ramp Alternative** would develop an accessible ramp at the main entrance to the Fullerton Auditorium, while making other seismic improvements to the facility.

The following discussion addresses each alternative and analyzes potential environmental impacts. This analysis compares the anticipated impacts of each alternative to the impacts associated with the proposed project; the discussion includes a determination as to whether or not each alternative would reduce, eliminate, or create new significant impacts.

## 5.1 NO PROJECT ALTERNATIVE

### 5.1.1 Principal Characteristics

Under the No Project Alternative, the existing Auditorium would remain in its current state and ADA requirements and seismic retrofit efforts would not be implemented.

The No Project Alternative would fail to meet the first project objective, which addresses upgrading the facility to ADA regulations and retrofitting the structure for seismic events.

### 5.1.2 Analysis of the No Project Alternative

The No Project Alternative is evaluated for all environmental topics analyzed in this EIR and the Initial Study for the proposed project.

**Aesthetics.** The No Project Alternative would not change existing land uses on the project site, or alter the visual character of the area. Under the No Project Alternative, the existing interior and exterior of the auditorium would remain intact. Although the No Project Alternative would have none of the aesthetic impacts of the proposed project, the gradual deterioration of the auditorium could degrade the visual character or quality of the project site and its surroundings.

**Agriculture and Forestry Resources.** Under the No Project Alternative, as under both build alternatives, no impacts to agriculture and forestry resources would occur.

**Air Quality.** The No Project Alternative would not result in grading, excavating, or demolition activities on the site, which would otherwise cause pollutants from construction emissions including particulate matter, fugitive dust and construction equipment pollutants. In addition, the alternative would not generate construction-related vehicle trips. Therefore, the alternative would avoid the air quality impacts associated with the proposed project, namely emissions of reactive organic gases, nitrogen oxides, and particulate matter.

**Biological Resources.** The No Project Alternative would maintain existing landscape features on the project site and would not involve modifications to the building façade; therefore, the No Project Alternative would have no impacts to biological resources (bats).

**Cultural Resources.** Under the No Project Alternative, no ground disturbance would be required. Therefore, no unknown cultural resources, or human remains, would be

uncovered. Additionally, no modifications would be made to an historic resource, Fullerton Auditorium.

**Energy.** Under the No Project Alternative, the Auditorium would not be altered and improvements compliant with Title 24 would not be implemented.

**Geology and Soils.** Under the No Project Alternative, the project site would be subject to the same risk of seismic earth-shaking and seismic-related ground failure as the proposed project; however, seismic retrofit features would not be installed under the No Project Alternative.

**Greenhouse Gas Emissions.** Under the No Project Alternative, no additional greenhouse gases would be generated through the use of fossil fuels for construction or additional vehicle trips associated with development. Therefore, the No Project Alternative would not generate any greenhouse gas emissions.

**Hazards and Hazardous Materials.** The No Project Alternative would not include construction or ground disturbance at the existing Auditorium. Therefore, the No Project Alternative would not result in construction impacts associated with the use and transport of hazardous materials, including fuels, oils, lubricants, asphalt products, other petroleum products, and solvents.

**Hydrology and Water Quality.** The No Project Alternative would not result in construction activities on the site. The No Project Alternative would not result in the release of construction-related hazardous materials, or the emission of other pollutants that could degrade water quality.

**Land Use and Planning.** Under the No Project Alternative, like the proposed project, no land use changes to the project site would take place.

**Mineral Resources.** Under the No Project Alternative, like the proposed project, no impacts to mineral resources would occur.

**Noise.** The No Project Alternative would not result in new construction (and its associated noise). In addition, the No Project Alternative would not generate new vehicle trips, which would otherwise increase noise levels in the vicinity of the project site, including area roadways.

**Population and Housing.** Under the No Project Alternative, like the proposed project, no new residents would be added to the City of Fullerton.

**Public Services.** Under the No Project Alternative, like the proposed project, no new residents would be added to the City of Fullerton and would not increase demand for fire and police protection, schools, parks, and other public services.

**Recreation.** Under the No Project Alternative, like the proposed project, no new residents would be added to the City of Fullerton and would not increase demand for parks or other recreational facilities.

**Transportation.** The No Project Alternative would not generate any additional vehicle trips to the project site. Therefore, the No Project Alternative would not result in any transportation impacts.

**Tribal Cultural Resources.** Under the No Project Alternative, no ground disturbance would be required. Therefore, no impacts to listed tribal cultural resources would occur.

**Utilities and Service Systems.** Under the No Project Alternative, no utilities or service systems would be interrupted during construction.

**Wildfire.** Under the No Project Alternative, the project site would not be modified and the risk of wildfire would remain unaltered.

## 5.4 ALTERNATIVES CONSIDERED BUT REJECTED FROM FURTHER CONSIDERATION

The following section describes alternatives to the proposed project that were considered, but were rejected from further consideration for the reason(s) provided.

### 5.4.1 Exterior Accessible Ramp Alternative

Under the Exterior Accessible Ramp Alternative, an exterior accessible concrete ramp would be developed at the main entrance of Fullerton Auditorium. This alternative would require the removal of the existing concrete grand stair entrance and handrails, thereby disrupting the main entrance on the south-facing façade. This modification would have the potential to modify the integrity (materials and feeling) of the Fullerton Auditorium; therefore, it was determined an alternate means of access would be provided, allowing for the building to maintain the historical significance and comply with building accessibility regulations. While this alternative would support the first project objective, it would potentially conflict with the second and third project objectives and was eliminated from further consideration.

## 5.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires that the EIR identify the environmentally superior alternative. The No Project Alternative would eliminate the significant (but mitigable) impacts associated with the proposed project. The alternative would not result in ground-disturbing activities or new construction. However, while the No Project Alternative would be the environmentally superior alternative, in the context of impact reduction, it would not meet the primary objectives of the proposed project. As a result, the No Project Alternative would not develop ADA-compliant facilities nor would it seismically retrofit the Auditorium.

*CEQA Guidelines* Section 15126(e)(2) requires that an additional alternative be designated as the environmentally superior alternative, if the No Project Alternative is identified as the environmentally superior alternative. The secondary environmentally superior alternative,

the proposed project, would reduce the significant environmental impacts (i.e., on biological resources) associated with construction of the proposed project through mitigation measures identified in the Initial Study. This is the only alternative to meet the project objectives.

## CHAPTER 6.0

# CEQA REQUIRED ASSESSMENT CONCLUSIONS

As required by CEQA, this chapter discusses the following types of impacts that could result from implementation of the proposed project: cumulative impacts, growth-inducing impacts; effects found not to be significant, unavoidable significant effects, and significant irreversible changes.

### 6.1 CUMULATIVE IMPACTS

CEQA defines cumulative impacts as “two or more individual effects, which, when considered together, are considerable, or which can compound or increase other environmental impacts.” Section 15130 of the *CEQA Guidelines* requires that an EIR evaluate potential environmental impacts that are individually limited but cumulatively considerable. These impacts can result from the proposed project alone, or together with other projects. The *CEQA Guidelines* state:

“The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”<sup>6</sup>

Therefore, cumulative impact analysis is a two-step process. First, it must be determined that the combined impact of the project and other projects is significant, and second, it must be determined that the project’s incremental effect is cumulatively considerable (*CEQA Guidelines*, CCR Section 15130[a][2]).

Since cultural resources is the only potentially significant issue of concern for this project, only the cumulative effects related to cultural resources are evaluated in this analysis.

#### 6.1.1 Methodology

When evaluating cumulative impacts, CEQA requires the use of either a list of past, present, and probable future projects, including projects outside the control of the lead agency, or a summary of projections in an adopted planning document, or some reasonable combination of the two approaches. This analysis is based on a list of active development projects in the City of Fullerton, Orange County, and the Fullerton Joint Union High School District. The proximity of projects under consideration for cumulative impacts varies depending on the environmental resource. For example, greenhouse gas emissions from a proposed project and potentially considered projects would not be contained within the project area or even

---

<sup>6</sup> *CEQA Guidelines*, 2020. Section 15355

the Regional Air Quality District. Therefore, the geographic area considered for GHG resources would be global, in accordance with possible impacts. Other resources, like noise, visual, and recreation resources, would have much more restricted potential impacts.

**City of Fullerton, Orange County, and Fullerton Joint Union High School District Projects within Project Vicinity.** Table 6.1.A lists the City of Fullerton, Orange County, and Fullerton Joint Union High School District projects within the vicinity of the project site. Figure 5 depicts the locations of the projects listed in Table 6.1.A.

### **6.1.2 Cumulative Effects of the Proposed Project**

**Cultural Resources.** The study area for cumulative cultural resources impacts encompasses the project site as well as City of Fullerton, Orange County, and District area where other development, infrastructure, and transportation projects are proposed.

#### **Construction**

If project construction occurs at the same time as project construction for other planned development in the project area, it could result in cumulative impacts to undiscovered cultural resources. However, as included in the Initial Study and Table 2.A of this EIR, the project site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code, as would other projects in the area. Therefore, the proposed project would not result in cumulative impacts to undiscovered cultural resources.

As discussed in Chapter 4.0 of this EIR, the project would not result in an impact to an historic resources; therefore, the proposed project would not result in cumulative impacts to historic resources.

#### **Operations**

Yet to be identified cultural resources have the potential to be affected in the vicinity due to growth, changes in land use, and other types of ground disturbance.

Development in the urban areas would likely result in further unearthing of sensitive archaeological resources, disturbance of cultural properties, and removal of, or changes to, the historic character and settings of historic architectural resources. Together with other projects and projected growth, the proposed project's incremental contributions during operation would not be cumulatively considerable, as operation would not cause any ground disturbance.

#### **Summary of Impacts**

Based on the discussion above for both construction and operations, the cumulative impacts to cultural resources would not be cumulatively significant under CEQA.

**Table 6.1.A: City of Fullerton and Orange County Projects within in Project Site Vicinity**

	Project Name (Project Number)	Location	Description	Status
<b>City of Fullerton</b>				
1	West Coyote Hills (PRJ03-00075A)	Generally, N. of Rosecrans, W. of Euclid	Vesting tentative tract map to subdivide 508 acres for residential and open space use, and 5 acre commercial site (across entire project)	
2	Fullerton Fox Theatre on N. Harbor Boulevard (Various)	500-512 N. Harbor Boulevard (W. side of Harbor Boulevard, N. of Chapman Avenue)	Redevelopment and restoration of theater property and parking area	Plans being developed for completion of restrooms, mechanical equipment and exiting for the Theater.
3	Apartments on Franklin Avenue (PRJ18-00044, BLD18-00784)	3801 W. Franklin (N. side of Franklin between Olin & Magnolia)	7 unit, 3-story apartment building, 1 unit designated for lower income household	Construction permits issued March 2019
4	Retail Construction on S. Placentia Avenue (Various)	601- 629 S. Placentia Ave. (NW corner of Placentia and Kimberly)	Gas station, retail and parking lot improvements	Phases 3 & 4 underway
5	Apartments on E. Brookdale Place (ZON13-00088)	131 E. Brookdale Place (E. of Harbor at E. terminus of Brookdale Place)	New 9-unit apartment complex	Construction underway
6	Subdivision on Ladera Vista Drive (PRJ14-00255)	Vacant land on Ladera Vista Dr. (NE of Ladera Vista Place)	Proposal for Tentative Parcel Map to subdivide a Single-Family lot into two lots	Construction designs being prepared by applicant
7	Amplifi Apartments (PRJ15-00271, BLD17-01183)	600 W. Commonwealth Ave. and 628 West Williamson Avenue	290-unit development with commercial ground floor on Commonwealth, residential upper floors	Construction underway
8	Fox Block Mixed-Use Development	N. Harbor Boulevard and W. Chapman Avenue	Pelican Communities partnering with City to construct new parking structure, office, residential, retail buildings on city-owned lots around the Fox Theater	Parking structure design and development plan finalized. Preparation of agreements for City Council consideration underway.
9	Raymond and Wilshire retail development (PRJ17-00037, BLD18-00627)	181 N. Raymond Avenue	Remodel of drive-thru dairy to create new convenience store	Construction underway

	<b>Project Name (Project Number)</b>	<b>Location</b>	<b>Description</b>	<b>Status</b>
10	Oakmont Residential Care Facility (PRJ17-00150, BLD18-00535)	433-459 W. Bastanchury Road, at Morelia	New 95-unit Oakmont Residential Care Facility for seniors	Construction plans under review by city staff
11	Shopping Center Remodel on Raymond Avenue and Commonwealth Avenue (BLD16-01393)	104 N Raymond Avenue, at Commonwealth Avenue	Remodel an existing shopping center	Final phase of construction underway
12	Shopping Center Remodel at N. Harbor Boulevard (PRJ16-00041, BLD19-00319)	4100 N. Harbor Boulevard, at Imperial Highway	Change of commercial building to multi-tenant covered mall	Plans submitted for plan check review
13	Commercial Remodel on W. Orangethorpe Avenue at Pacific Drive (PRJ15-00177, BLD18-00451, BLD19-00198)	1700 W. Orangethorpe Avenue, at Pacific Drive	Remodel an existing 9,600 S.F. commercial building to create office, restaurant and retail uses	Construction plans under review by city staff
14	New Medical Office (BLD18-00497)	713 E. Chapman Avenue	2,245 SF medical office building	Construction plans under review by city staff
15	New Office Building on E. Amerige Avenue (PRJ17-00224, DEM17-00015)	128 E. Amerige Avenue	New 27,000 SF office building	Application under review
16	New Industrial Building on E. Walnut Avenue (PRJ17-00383, BLD18-01326)	1250 E. Walnut Avenue	36,750 SF warehouse building	Plans under review by city staff
17	New drive-through coffee shop on S. Harbor Boulevard (PRJ18-00100)	1101 S. Harbor Boulevard	New 3,000 SF drive-through coffee shop	Construction plans under review by city staff
18	Drive-through Car Wash (LRP-2019-0081)	3105 Yorba Linda Boulevard	New drive-through car wash	Plans submitted for plan check review
19	New Industrial on Orangethorpe Avenue (PRE-2019-0084)	2001 E. Orangethorpe Avenue	Modification to existing industrial site to develop four office/warehouse buildings on a 66.3 acre lot.	Application under review

	<b>Project Name (Project Number)</b>	<b>Location</b>	<b>Description</b>	<b>Status</b>
20	Affordable apartments on E. Santa Fe Avenue (PRJ15-00121)	336 E. Santa Fe Avenue (at S. Lawrence Avenue)	55-unit affordable housing development within the Fullerton Transportation Specific Plan development area	Concept plans under review
21	Residential Condos on E. Bastanchury Road (PRJ19-00087)	751 E. Bastanchury Road	Proposal for 33 two-story condos, change in zoning and land use from O-G (Oil Gas) to PRD-I (Planned Residential Development -Infill)	Initial project proposal under review
22	Industrial Reuse on E. Walnut Avenue (PRE19-00062)	1500 E. Walnut Avenue	Proposal for demolition of existing industrial buildings to construct a new 118,480 SF building	Preliminary plans under review
23	New Commercial building on N. Euclid Street (BLD18-00891)	217 N. Euclid Street	Demolish vacant restaurant and build new 3,242 SF 2-story retail and office building	Construction plans under review by city staff
24	The Broken Yolk restaurant (BLD18-01446)	1436 S. Harbor Boulevard	Conversion of vacant space to 4,966 SF restaurant	Construction plans under review by city staff
25	New restaurant and commercial building on W. Orangethorpe Avenue (BLD18-01469)	907 W. Orangethorpe Avenue	4,594 SF addition to existing commercial site to create 5 new tenant spaces (restaurants and medical offices)	Construction plans under review by city staff
26	Farmer Boys restaurant (BLD19-00118)	663 S. Placentia Avenue	New 3,207 SF drive-thru restaurant	Construction plans under review by city staff
27	Beckman Business Center (BLD19-00188)	4250 - 4300 N. Harbor Boulevard	Industrial re-use of existing site, 900,000+ SF of industrial and office buildings with Historic Beckman Instruments building to remain	Construction underway
28	Commercial Façade Remodel on W. Commonwealth Avenue (BLD19-00384)	129 W. Commonwealth Avenue	5,000 SF remodel of existing building to create two tenant spaces	Construction plans under review by city staff
29	Bowlero - Bowling alley on S. Harbor Boulevard (BLD19-00388)	1501 S. Lemon Street	40,610 SF interior and exterior remodel of an existing bowling alley	Construction plans under review by city staff

	<b>Project Name (Project Number)</b>	<b>Location</b>	<b>Description</b>	<b>Status</b>
30	Melia Homes new multi-family development (PRJ19-00013)	805-807 S. Highland Avenue	Proposal for 19 residential condos in an R-3 zone	Initial project proposal under review
31	Affordable Apartments on W. Valencia Drive (BLD17-01032)	312 W. Valencia Drive	5 unit affordable apartments	Construction nearing completion
32	Affordable Housing on W. Valencia Drive (BLD17-01016)	324 W. Valencia Drive	5 unit affordable apartments	Construction nearing completion
33	Affordable Apartments on W. Valencia Drive (BLD17-01015)	400 W. Valencia Drive	17 unit affordable apartments	Construction nearing completion
34	Parkwest Hotel (PRJ19-00102)	212 E. Santa Fe Avenue	New hotel in the Fullerton Transportation Center, corner of Santa Fe Avenue and Pomona Avenue	Concept plans under review
35	Affordable Apartments on S. Ford Avenue (BLD17-01033)	524 S. Ford Avenue	17 unit affordable apartments	Construction nearing completion
36	Habitat for Humanity Residential Development (BLD18-00800)	Multiple properties on Valencia Drive and West Avenue	6 new duplexes (12 total units)	Construction Underway
37	Urban Street Ventures Townhomes on Commonwealth (PRJ18-00337)	512 E. Commonwealth Avenue	Three new residential townhomes	Construction plans being prepared by applicant
38	Façade remodel on N. Harbor Boulevard (ZON-2019-0102)	106-112 N. Harbor Boulevard	Remodel of an existing multi-tenant commercial building	Concept plans under review
39	New Commercial building on W. Santa Fe Avenue (ZON-2019-0111)	139-147 W. Santa Fe Avenue	(2) new restaurant buildings	Construction plans being prepared by applicant
40	Tract Map for Single-Family Development (PRE-19-	737 N. Highland Avenue	Up to 21 new single-family residences	Preliminary Review submitted

	<b>Project Name (Project Number)</b>	<b>Location</b>	<b>Description</b>	<b>Status</b>
	00054)			
41	Street Lights Mixed Use Development (PRE-2020-0003)	229 E. Orangethorpe Avenue	New mixed-use development including up to 300 new residential units	Preliminary Review submitted
42	New Commercial Development (PRE-2019-0079)	1730 W. Orangethorpe Avenue	New commercial shopping center	Preliminary Review submitted
43	Illumination Foundation Human Service Agency (PRJ-2019-00171)	3535 W. Commonwealth Avenue	New 60-bed recuperative care and 90-bed navigation center with wrap-around services.	Construction plans under review by city staff
44	Valley View Parcel Map (PRJ19-00138)	1167 W. Valley View Drive	2-lot Parcel Map for single-family	Construction plans being prepared by applicant
<b>Orange County</b>				
NA	Orange is the New Green – Zoning Code Update	Orange County (countywide)	Incorporate sustainable policies and best management practices into the Zoning Code.	Before the Board of Supervisors in March 2020.
NA	Orange County Affordable Housing Implementation Program – Ranch Plan	Orange County (countywide)	Developable land at various sites within the Ranch Plan Planned Community ranging in size from 2 to 10 acres for rental units for low and very-low income households.	Final Program EIR filed October 2016.
NA	Westminster, East Garden Grove, CA Flood Risk Management Study	Orange County (1st District, 2nd District, and 4th District)	Flood risk management for two major channel systems: the East Garden Grove-Wintersburg (EGGW) Channel and the Westminster Channel.	Draft EIR circulated in December 2019.
NA	El Toro Feature Plan	Orange County (3rd District)		
45	Ranch Hills Planned Development (PA18-0034)	11782 Simon Ranch Road, North Tustin, CA 92705	Zone Change, Use Permit, and Vesting Tentative Tract Map to allow the replacement of the existing Tustin Hills Racquet Club with the development of 17 buildings, consisting of 34 single-family townhome units and three single-family detached units for a total of 37	Mitigated Negative Declaration circulated in May 2020.

	Project Name (Project Number)	Location	Description	Status
			units, with a common recreational facility.	
NA	East Garden Grove-Westminster (IP 18-249)	C02 – Bolsa Chica Channel (1.5 miles); C04 – Westminster Channel (7.8 miles); C05 – East Garden Grove/Wintersburg Channel (11.6 miles); C06 – Ocean View Channel (4.1 miles)	Increase flood conveyance capacity of the channel and address erosion issues.	EIR/EIS circulated April 2020.
46	Brea Canyon Road Widening Project	City of Brea, from Canyondale Drive to the north City limit, and partially in unincorporated Orange County, from the north City limit to approximately 1,200 feet northeast of Tonner Canyon Road	Widen Brea Canyon Road from two to four lanes (two lanes each direction)	Notice of Preparation released May 2019
47	Via Terracaleta Area Plan and Master Site Plan and VTTM 17306 (PA19-0100)	Coto de Caza in southeast Orange County	Subdivision of 16.1-acre site into seven lots to allow the development of six new residential units	Initial Study released June 2019
<b>Fullerton Joint Union High School District</b>				
48	Sonora High School Gymnasium	401 S. Palm Street, La Habra, California	33,900-square-foot facility will be the largest gym	Completed Fall 2019
49	Buena Park Stadium, New Agricultural Classrooms, and New Pool Projects	8833 Academy Drive, Buena Park, California	4,000 seat stadium with a nine-lane running track; New agricultural classroom building with 3 classrooms, 3 restrooms; Demolish existing pool and replace with 45 meter by 25 yard pool with concession and restroom building and concession building	Completed (stadium and agricultural classrooms); Pool facility construction in progress
50	La Habra High School Theatre	801 W. Highlander Avenue, La Habra, California	Approximately 25,000-square foot facility with seating for 623 guests	Completed
51	Troy High School Theatre Modernization	2200 Dorothy Lane, Fullerton, California	Improvements to auditorium building (225 seats) including additional dressing room, green room, office, and storage room	Completed

	<b>Project Name (Project Number)</b>	<b>Location</b>	<b>Description</b>	<b>Status</b>
52	Sunny Hills High School Theatre Modernization	1801 Lancer Way, Fullerton, California	Improvements to auditorium building (246 seats), additional Baseball field dugout and new bleachers	Completed
53	Fullerton High School New Gymnasium and New Elevator and Ramp Projects	201 E. Chapman Avenue, Fullerton, California	Approximately 22,047 Sqft. (Two Stories) New Gymnasium BLDG including Team Rooms, Lobby, Concession, Restrooms and related site works; Addition of Modular Elevator to existing Classroom BLDG C & D; Demo existing Wheel chair lift and furnish New Accessible Fabricated Ramp at Stadium Bleachers	Gymnasium, elevator, and ramp projects construction in progress

Sources: City of Fullerton Major Planning Projects list (dated March 23, 2020), Orange County Planning & Development Department webpage 2020, Fullerton Joint Union High School District 2020a.

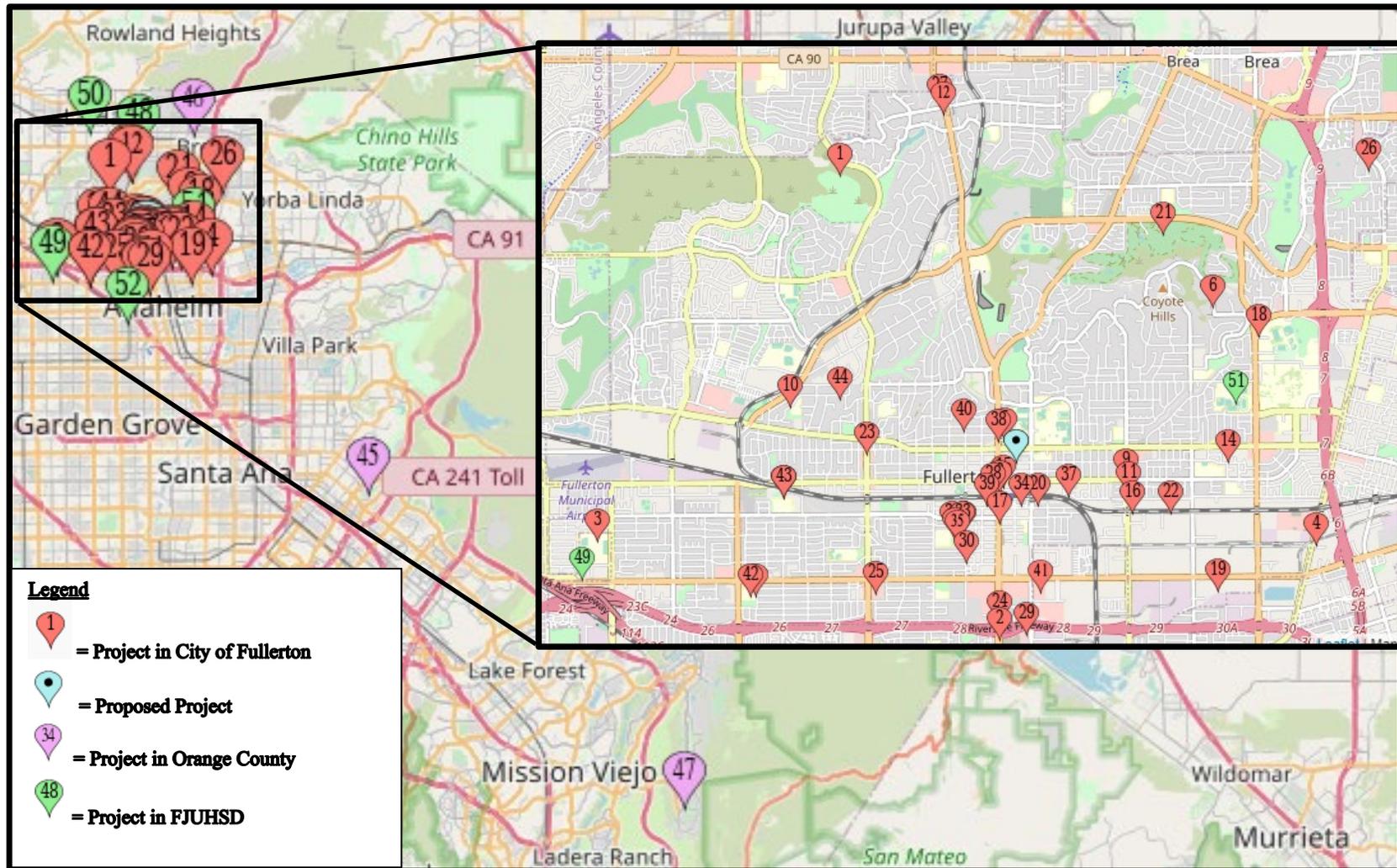


Figure 5. Map of Projects in the City of Fullerton, Orange County, and Fullerton Joint Union High School District

This page intentionally left blank.

## 6.2 GROWTH INDUCING IMPACTS

In §15126.2(d) of the CEQA Guidelines, there is a discussion of how the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. This section summarizes the project's growth-inducing impacts on the surrounding community. Examples of projects likely to have significant growth-inducing impacts include extensions or expansion of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or industrial parks in areas that are currently only sparsely developed or are undeveloped.

In discussing growth inducement, it is useful to distinguish between direct and indirect growth. Direct population and housing growth occurs on a project site as a result of new facilities (buildings) being constructed, or an increase in developed space. Indirect employment growth occurs beyond a project site but is stimulated by the project's direct growth. Indirect growth is tied to increased direct and indirect investment and spending associated with the new direct growth. Further, a project may indirectly induce construction of housing in the surrounding community if existing and planned regional housing supplies are not sufficient to accommodate direct growth in employment associated with the project. When CEQA refers to induced growth, CEQA means all growth—direct, indirect, or otherwise defined. For clarity, the discussion below distinguishes between direct growth from the modernization and use of project facilities, and all secondary growth, or indirect growth.

**Direct Growth Inducing Impacts.** The proposed project would not directly cause population growth, because the project does not involve construction of or placement of new buildings, sewer pipelines, storm drains, and water mains in new or expanded locations. Rather, all improvements would seismically retrofit and would provide access to the existing Fullerton Auditorium. Therefore, the project would not directly encourage economic or population growth, or the construction of additional housing, in the surrounding environment.

**Indirect Growth Inducing Impacts.** Indirect growth (or unplanned growth) includes population and employment growth in surrounding neighborhoods resulting from an expansion of local infrastructure and public services. The proposed project would seismically retrofit and would provide access to the existing Fullerton Auditorium. Since the project involves improvements to an existing facility and would not expand the capacity or the need for increased employees, the project would not indirectly encourage growth.

## 6.3 EFFECTS FOUND NOT TO BE SIGNIFICANT

An Initial Study was completed for the proposed Fullerton Auditorium Seismic and Access Upgrade Project in April 2020. Based on information from District staff and background research and analysis completed for the Initial Study, the proposed project is not expected to result in significant impacts related to the following topics with the implementation of the mitigation measures contained in the Initial Study and Table 2.A of this EIR.

### **6.3.1 Aesthetics**

As discussed in the Initial Study, all impacts related to aesthetics would have no impact. There are no designated scenic view corridors or State scenic highways within the immediate vicinity of the project site. While the proposed project would modify the current appearance of the site, the resulting visual character would be similar in kind to that which currently exists in the immediate area, which is void of long range views. The project would not introduce new exterior lighting; therefore, no aesthetics impacts would result.

### **6.3.2 Agricultural and Forestry Resources**

As discussed in the Initial Study, all impacts related to agricultural and forestry resources would have no impact. The proposed project site is located in an urban area and is currently developed. The site is not identified as prime farmland, unique farmland, or farmland of statewide importance. The project site is not zoned for agricultural or forestry use and is not under Williamson Act Contract. No agricultural or forestry land uses are located in proximity to the project site. Therefore, the proposed project would not impact agricultural or forestry resources.

### **6.3.3 Air Quality**

The project would have potential construction impacts on air quality in the project area. The project construction would involve seismically retrofitting and accessibility upgrades at the existing Fullerton Auditorium. This would result in construction emissions, including pollutants and odors. However, because of the size of the construction equipment fleet and the requirements for more efficient vehicles and/or use of clean fuels, the project would result in less than significant impacts on Air Quality. Refer to Section 3.3 of the Initial Study for detailed discussion.

### **6.3.4 Biological Resources**

As discussed in the Initial Study, construction activities associated with the proposed project have the potential to disturb roosting bats. However, implementation of Mitigation Measure BIO-1 identified in the Initial Study and Table 2.A of this EIR would reduce potential impacts to bats to a less than significant level. The project site and surrounding area does not contain any wetlands, riparian habitat or other sensitive natural community. The primary habitats in the project area, not including paved surfaces or structures, consists of urban landscaping and highly disturbed areas. Several species of migratory birds that are native to California forage exclusively in urban and suburban areas and could nest in nearby landscape trees. The project site is not subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or any other habitat plan.

### **6.3.5 Energy**

Adherence to Title 24 is deemed necessary to ensure that no significant impacts occur from the inefficient, wasteful, and unnecessary consumption of energy. As discussed in Section 3.6 of the Initial Study prepared for the proposed project, the project's improvements would be compliant with Title 24; therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

### **6.3.6 Geology and Soils**

The project is not located along a known fault, nor was it within an area delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The project site is located within the seismically active Southern California region, and, therefore, could be subject to moderate and possibly strong ground motion due to earthquakes. The Fault in West Coyote Hills, located about 3.3 miles to the northwest of the project site, is the closest active fault. The project will be constructed in accordance with California Building Code and Division of the State Architect's standards and approval. As construction would occur on a public school, the project will have to comply with the California Code of Regulations Title 24 requirements and the California Geological Survey Checklist for Review of Geologic/Seismic Reports. Additionally, the project would not require septic or other alternative waste water disposal systems. In summary, the project will not impact geology and/or soils.

### **6.3.7 Greenhouse Gas Emissions**

As discussed in the Initial Study prepared for the proposed project, the project would not generate a level of GHG emissions that would be considered to have a significant impact on the environment and would not be expected to conflict with existing statewide or local GHG reduction plans adopted to reduce statewide GHG emissions. The project would not conflict with any applicable plan, policy, or regulation for the purpose of reducing GHG emissions. Therefore, impacts would be less than significant and no mitigation is required.

### **6.3.8 Hazards and Hazardous Materials**

The project would not introduce or increase any handling, transport, use, or disposal of hazardous materials and would, therefore, have a less-than-significant impact.

Hazardous materials (e.g. fuel, lubricant, concrete curing materials) may be used by construction equipment and for proposed project improvements during construction. These materials would be used in accordance with all applicable laws and regulations. All refueling and maintenance of construction vehicles and equipment would occur within designated areas. The use of hazardous materials for construction equipment would be temporary and the proposed project would not include a permanent use or source of hazardous materials.

Schools are considered sensitive receptors for hazardous material issues because children are more susceptible than adults to the effects of many hazardous materials. Construction activities would occur largely inside the Fullerton Auditorium; however, some renovation and modernization construction activities would occur on the exterior of the auditorium structure. The project will comply with applicable Federal, State, and local regulations (i.e., Comprehensive Environmental Response, Compensation, and Liability Act, Hazardous Materials Transportation Act, Title 22 of the California Code of Regulations, California Health and Safety Code, Occupational Safety and Health Act, FMC) pertaining to the transport, storage, use and/or disposal of hazardous materials on the project site, and impacts to the Fullerton High School campus would be less than significant.

### **6.3.9 Hydrology and Water Quality**

Pursuant to the Porter-Cologne Water Quality Control Act (Water Code sections 13000 – 16104), the Santa Ana Regional Water Quality Control Board (RWQCB) prepares and updates the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) every three years. The most recent update was completed in June 2019. The project would comply with the Water Quality Control Plan and would therefore not violate any water quality standards or regulations.

The project site is completely developed and there are no streams or rivers located on or adjacent to the project site that would be altered during project construction. The project proposes to increase the square footage of the auditorium structure 3,140 square feet by adding a lobby, restroom, and ticket booth addition. The additional square footage would be constructed in a partially paved area to the east of the existing auditorium, so the increase in impervious surfaces would be less than 3,140 square feet. The project would not substantially alter the existing drainage pattern of the site. The project would not alter the rate or amount of runoff resulting in flooding on- or off-site or increase erosion or siltation on or off-site. The project would have no impact related to alteration of the existing drainage pattern, increases in surface runoff, and potential to contribute to flooding. In conclusion, all water quality and hydrology impacts would be less than significant.

### **6.3.10 Land Use and Planning**

As discussed in the Initial Study, all impacts related to land use and planning would have no impact. Improvements will be limited to the Fullerton Auditorium, and there would be no physical effect on the surrounding properties/community. The project site is surrounded by existing development, and the proposed project will not physically divide an established community.

The project site is zoned as Public Lands (P-L) and identified as School in the City of Fullerton General Plan. The Fullerton Auditorium is part of the Fullerton High School campus, and the proposed project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project site as it is zoned for public facility use and would be developed as a public facility use.

### **6.3.11 Mineral Resources**

As discussed in the Initial Study, all impacts related to mineral resources would have no impact. There are no known mineral resources within the project site and no mineral recovery activities have been known to occur on site. The proposed modifications to the existing facilities on the project site would not adversely affect any mineral resources of value to the state or region. The project would have no impact related to mineral resources.

### **6.3.12 Noise**

The hours of construction for the project would be within the City Noise Ordinance's allowable hours of construction activity, and would be limited from 8:00 a.m. to 5:00 p.m. on any day except Sunday or a City-recognized holiday. The City's Noise Ordinance does not set specific noise level limits on construction-related activity. Therefore, the project would

not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Noise-related impacts during project construction would be less than significant and no mitigation would be required.

The project could result in minor exposure of persons and (historic) buildings to groundborne vibration and noise, but these impacts would be confined to the campus (Fullerton Auditorium), since vibration impacts only occur in close proximity to the source of the vibration (movement of heavy equipment). Since Fullerton Auditorium would be the subject of the renovation activities, and renovation activities would include protective measures to not damage the historic structure, less-than-significant impacts are anticipated to the Auditorium as a result of groundborne vibration. Other historic buildings would be too far away from vibration sources to experience significant impacts. Therefore, the project would have a less-than-significant impact on groundborne noise and vibration.

The project involves the renovation and modernization of the existing Fullerton Auditorium and would not expose people to excessive noise levels associated with Fullerton Municipal Airport or another airport.

### **6.3.13 Population and Housing**

As discussed in the Initial Study, all impacts related to population and housing would have no impact. Housing development is not associated with the project; therefore, the project will not induce population growth in the area. The project would not increase the school's student capacity, would not construct new housing, would not generate a substantial number of new jobs, and would not extend new roads or infrastructure to the site or any adjacent undeveloped or underdeveloped areas. Thus, the project would not be growth-inducing and would have no impact on population growth. The project does not involve the demolition of housing and thus will not displace people or housing. As such, the project has no impacts on population and housing in the area.

### **6.3.14 Public Services**

As described in the Population and Housing section above, the proposed project would not result in substantial growth in the area that would require additional public services. The project site currently operates as a school auditorium and receives fire and police protection services from the City Fire and Police Departments, respectively. The project would rehabilitate the existing Auditorium and would not cause an increase in the population that would demand additional service. The project would have a less-than-significant impact on the provision of fire protection and police services. The project would not generate a new population that would increase the demand for local schools, parks, or other public facilities.

### **6.3.15 Recreation**

No new parks or expansion of any existing recreation facilities are proposed as part of the proposed project. The proposed project would not involve any residential development or employment-generating land uses and would therefore, not result in increased population, nor an associated need for additional recreational facilities. There would be no impact to recreation associated with the project.

### **6.3.16 Transportation**

The proposed project does not conflict with any plans, ordinances, or policies establishing measures of effectiveness for the performance of the circulation system. The project would utilize the existing network of regional and local roadways that serve the project area. There are no changes proposed to the design or configuration of roadways surrounding the project site. The project's construction would generate worker vehicle trips over a period of 10 months. Construction worker vehicles would park on-site and in the auditorium's designated parking lot south of E. Chapman Avenue, and the construction schedule would be developed so that construction workers would arrive and depart outside of peak hours.

The project is not anticipated to interfere with an emergency response plan or evacuation plan. Construction activities would not result in temporary partial obstruction of adjacent roadways, and the District would comply with applicable regulations relating to access.

### **6.3.17 Tribal Cultural Resources**

Although the Fullerton Auditorium (formerly Plummer) is listed on the National Register of Historic Places and the California State Register of Historical Resources, no specific Tribal resources have been identified and the project site, due to previous ground disturbance and the renovation/modernization nature of the proposed project, is unlikely to yield sensitive resources during construction. Because ground disturbance associated with the proposed project would occur on previously disturbed soils, no impacts to listed tribal cultural resources would occur.

### **6.3.18 Utilities and Service Systems**

The proposed project would not result in any new residences or businesses, and would therefore not impact wastewater treatment requirements, delivery, or facilities, and no new on-site sewage systems would be required. Any amount of wastewater generated by construction workers could be accommodated by the existing sewer system. No impacts would occur to wastewater treatment requirements, nor would new water, wastewater facilities, or sewage systems need to be constructed nor expanded.

The project involves the rehabilitation of the Fullerton Auditorium. The project does not propose to increase water usage, and therefore, current water supplies will continue to be sufficient for the proposed project.

The proposed project is not expected to generate substantial amounts of solid waste. The landfill therefore has sufficient capacity and the project impacts would be less than significant. The project would comply with all federal, state, and local statutes and regulations related to solid waste.

In summary, no adverse impacts would occur to utilities and service systems by the project.

## **6.4 UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS**

Chapter 4.0 of this EIR and the April 2020 Initial Study (Appendix A) contain detailed analysis of the potential impacts associated with the proposed project. The proposed project impacts would be less than significant or mitigated to a level of less than significant. No significant and unavoidable impacts would result from the proposed project.

## **6.5 SIGNIFICANT IRREVERSIBLE CHANGES**

CEQA requires that EIRs assess whether the proposed project would result in significant irreversible changes to the physical environment. The *CEQA Guidelines* discuss three categories of significant irreversible changes that should be considered. Each is discussed below.

### **6.5.1 Changes in Land Use which Commit Future Generations**

The proposed project would not result in changes to land use; therefore, there would be no irreversible changes to land use which commit future generations.

### **6.5.2 Irreversible Damage from Environmental Accidents**

No significant environmental damage, such as accidental spills or explosions of hazardous materials, is anticipated due to implementation of the proposed project. Construction activities associated with the proposed project would require the use of certain hazardous materials and would comply with federal, State, and local regulations related to use of hazardous materials, and handling and disposal of lead-based paint, asbestos-containing materials, and contaminated soils. Thus, the proposed project would not result in irreversible damage from environmental accidents.

### **6.5.3 Consumption of Nonrenewable Resources**

Consumption of nonrenewable resources includes increased energy consumption, conversion of agricultural lands, and lost access to mining reserves. The project site does not contain mineral resources or prime agricultural soils and is not used for mineral extraction or agriculture. Therefore, the project would not convert agricultural lands or result in the loss of mining reserves.

The construction and ongoing operation of the proposed project would require the consumption of nonrenewable resources including fossil fuels, electricity, and natural gas. Nonrenewable natural resources would be used for project construction. The scale of such consumption for the proposed project would be typical for construction of a project this size. To the extent feasible, green building and sustainable design elements would be incorporated into the proposed project to minimize use of nonrenewable resources.

This page intentionally left blank.

## CHAPTER 7.0 REPORT PREPARATION

### 7.1 REPORT PREPARERS

#### **Fullerton Joint Union High School District**

Todd Butcher, Executive Director of Facilities & Construction  
Alexander Kang, Construction Projects Manager  
Maria Rafael, Procurement and Contract Specialist

#### **School Site Solutions, Inc.**

John Dominguez, President

#### **Little Diversified Architectural Consulting**

Jim Cordova

#### **Historic Resources Group**

Paul Travis, AICP, Managing Partner  
John LoCascio, AIA, Principal  
Kari Fowler, Senior Planner

### 7.2 REFERENCES

City of Fullerton. 2020. Major Planning Projects list (dated March 23, 2020).

Fullerton Joint Union High School District. 2020. Initial Study Scoping Document, Fullerton Union High School Plummer Auditorium Seismic and Access Upgrade Project. April.

\_\_\_\_\_. 2020a. Available at: <https://www.fjuhsd.org/>. Accessed at: June 20, 2020.

Orange County Planning & Development Department. 2020. Available at: <https://www.ocpublicworks.com/ds/planning/projects>. Accessed: June 19, 2020.

US Census Bureau. 2010. Available at: [https://data.census.gov/cedsci/all?q=fullerton,%20ca&q=1600000US0628000&hidePreview=false&tid=ACSDP1Y2018.DP05&vintage=2018&layer=VT\\_2018\\_160\\_00\\_PY\\_D1&cid=DP05\\_0001E](https://data.census.gov/cedsci/all?q=fullerton,%20ca&q=1600000US0628000&hidePreview=false&tid=ACSDP1Y2018.DP05&vintage=2018&layer=VT_2018_160_00_PY_D1&cid=DP05_0001E). Accessed: April 30, 2020.

This page intentionally left blank.

## **APPENDIX A**

### **INITIAL STUDY**

---

This page intentionally left blank.

---

**DRAFT**

**INITIAL STUDY  
SCOPING DOCUMENT**

**FULLERTON UNION HIGH SCHOOL PLUMMER AUDITORIUM  
SEISMIC AND ACCESS UPGRADE PROJECT**

**201 E. CHAPMAN AVENUE**

**FULLERTON, CALIFORNIA 92832**



March 2020

**This page intentionally left blank**

**DRAFT**

**INITIAL STUDY  
SCOPING DOCUMENT**

**FULLERTON UNION HIGH SCHOOL PLUMMER AUDITORIUM  
SEISMIC AND ACCESS UPGRADE PROJECT**

**201 E. CHAPMAN AVENUE  
FULLERTON, CALIFORNIA 92832**

Submitted to:

Fullerton Joint Union High School District  
1051 W. Bastanchury Road  
Fullerton, CA 92833

Prepared by:

School Site Solutions  
2015 H Street  
Sacramento, CA 95811  
916-930-0736

March 2020

**This page intentionally left blank**

## TABLE OF CONTENTS

TABLE OF CONTENTS .....	i
FIGURES AND TABLES.....	ii
LIST OF ABBREVIATIONS AND ACRONYMS .....	iii
<b>1.0 PROJECT INFORMATION .....</b>	<b>1-1</b>
<b>2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....</b>	<b>2-1</b>
2.1 Determination .....	2-1
<b>3.0 CEQAENVIRONMENTAL CHECKLIST .....</b>	<b>3-1</b>
3.1 Aesthetics .....	3-1
3.2 Agriculture and Forestry Resources .....	3-3
3.3 Air Quality .....	3-5
3.4 Biological Resources .....	3-10
3.5 Cultural Resources .....	3-14
3.6 Energy .....	3-16
3.7 Geology and Soils .....	3-16
3.8 Greenhouse Gas Emissions.....	3-20
3.9 Hazards and Hazardous Materials .....	3-24
3.10 Hydrology and Water Quality.....	3-27
3.11 Land Use and Planning .....	3-29
3.12 Mineral Resources.....	3-30
3.13 Noise .....	3-31
3.14 Population and Housing .....	3-33
3.15 Public Services .....	3-34
3.16 Recreation .....	3-36
3.17 Transportation .....	3-37
3.18 Tribal Cultural Resources .....	3-39
3.19 Utilities and Service Systems .....	3-41
3.20 Wildfire.....	3-43
3.21 Mandatory Findings of Significance.....	3-45
<b>4.0 REFERENCES.....</b>	<b>4-1</b>

## APPENDICES

A: CALEEMOD RESULTS

---

## FIGURES AND TABLES

### FIGURES

Figure 1: Vicinity Map .....	1-4
Figure 2: Site Plan .....	1-5

### TABLES

Table 1: Maximum Daily Regional Construction Emissions.....	3-7
Table 2: Maximum Daily Localized Construction Emissions.....	3-7
Table 3: Project Greenhouse Gas Emissions .....	3-23

## LIST OF ABBREVIATIONS AND ACRONYMS

AB	Assembly Bill
AELUP	Airport Environs Land Use Plan
ALUC	Airport Land Use Commission
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
CalEEMod	California Emission Estimator Model
CAP	Climate Action Plan
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CH <sub>4</sub>	Methane
City	City of Fullerton
CO <sub>2</sub>	Carbon dioxide
CO <sub>2</sub> e	Carbon dioxide equivalent
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
FMA	Fullerton Municipal Airport
GHG	Greenhouse gas
GWP	Global Warming Potential
HFC	Hydrofluorocarbon
LST	Localized significance threshold
MT	Metric ton
N <sub>2</sub> O	Nitrous oxide
NF <sub>3</sub>	Nitrogen Trifluoride
NRHP	National Register of Historic Places
O <sub>3</sub>	Ozone
PFC	Perfluorocarbon
P-L	Public Lands
PM <sub>10</sub>	Particulate matter diameter 10 millimeters
PM <sub>2.5</sub>	Particulate matter diameter 2.5 millimeters
RWQCB	Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SF <sub>6</sub>	Sulfur Hexafluoride
SRA	State Responsibility Areas
SRA	State Responsibility Area
TAC	Toxic air contaminant
VHFHSZ	Very High Fire Hazard Severity Zone

**This page intentionally left blank**

---

## 1.0 PROJECT INFORMATION

**1. Project Title:**

Fullerton Plummer Auditorium Project

**2. Lead Agency Name and Address:**

Fullerton Joint Union High School District  
1051 W. Bastanchury Road  
Fullerton, CA 92833

**3. Contact Person and Phone Number:**

Todd Butcher, (714) 870-2823

**4. Project Location:**

201 E. Chapman Avenue  
Fullerton, CA 92832  
APN 029-050-02

**5. Project Sponsor's Name and Address:**

N/A

**6. General Plan Designation:**

The Project Area is designated as School in the City of Fullerton General Plan Land Use Map and land uses immediately surrounding the Project Area consist of school buildings.

**7. Zoning:**

The Project Area is zoned P-L (Public Land) in the City of Fullerton Zoning Map (10/23/19).

**8. Description of Project:**

The Plummer Auditorium located at the corner of E. Chapman Avenue and Lemon Street on the Fullerton High School campus (201 E. Chapman Avenue) is a historic resource (listed on the National Register of Historic Places). The approach to design, alterations, and additions, has been completed with the objective of retaining historic character and maintaining the character-defining spaces and features of the existing building and its setting. Therefore, the significance of the building has been recognized and acknowledged.

The Plummer Auditorium is a single-story concrete shear-wall building with a Mezzanine, full basement, and clock tower.

Pursuant to Title 24 Part 1 Section 4-306 of the California Code of Regulations, the proposed project would rehabilitate the existing building, including the following notable items:

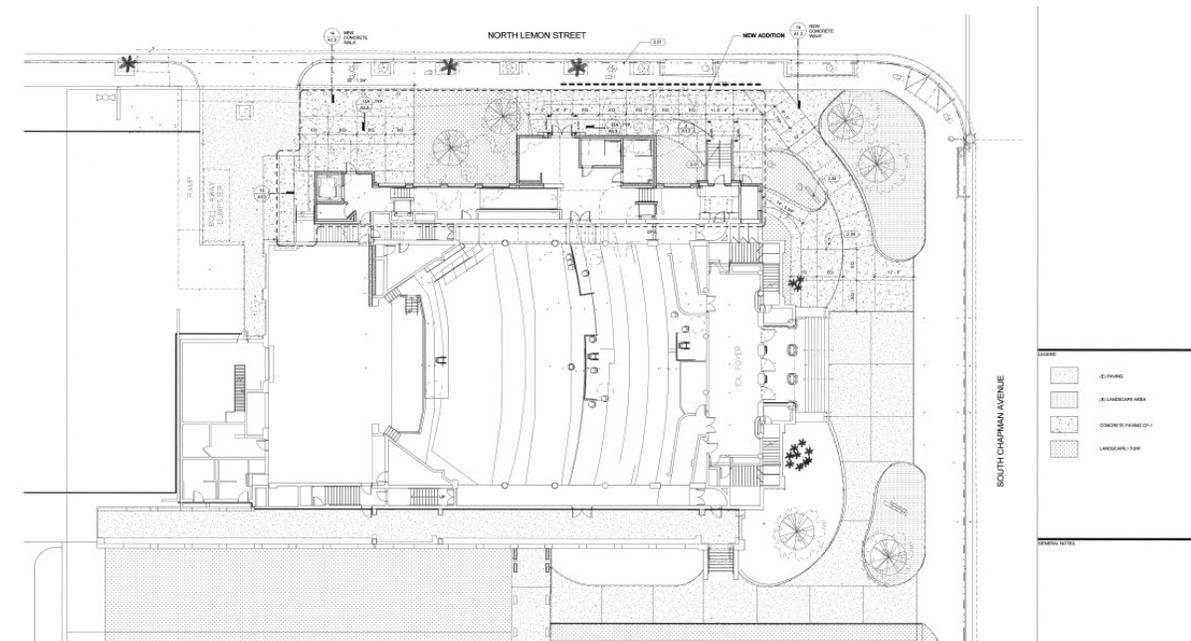
- Strengthen the concrete columns and pilasters with steel plate and/or fiber reinforced polymer wrap.
- Strengthen the clock tower exterior walls with fiber reinforced polymer wrap.

- Construct new exterior buttresses to the west of the colonnade walkway. This includes new concrete caisson foundations.
- Infill the east stage opening with concrete shear wall.
- Reinforce the main roof concrete diaphragm perimeter with bolted steel plate.
- Construct a new concrete shear wall entry lobby to the east of the existing structure
- Provide Accessibility to toilet rooms at basement
- Provide Accessible toilet facilities at first level
- Provide Accessible seating at auditorium level
- Fire sprinkler upgrade
- Complete Fire alarm upgrade

Building Addition - Lobby, which provides accessible entrance, accessible restrooms, accessible path to auditorium seating and basement, and ticket booth.

Building addition area:

- 771 square feet at the northeast Basement / Dressing room area
- 2,369 square feet at the southeast portion of the building, Lobby, Restrooms and Ticket booth
- Total area: 3,140 square feet



**Figure 1. Proposed Rehabilitation**

For more information regarding the proposed rehabilitation, the construction drawings are available for review at the District Office.

**9. Surrounding Land Uses and Setting:**

The land uses immediately surrounding the Project Area consist of Fullerton High School and Fullerton College. Parking for the Plummer Auditorium is located south of E. Chapman Avenue, which provides the southern boundary for the Auditorium. Lemon Street is located to the east, a manicured lawn with mature trees and shrubs are located to the west, and the Fullerton High School Fine Arts Building is located north of the Auditorium.

**10. Other Public Agencies Whose Approval is Required (e.g., permits, financial approval, or participation agreements):**

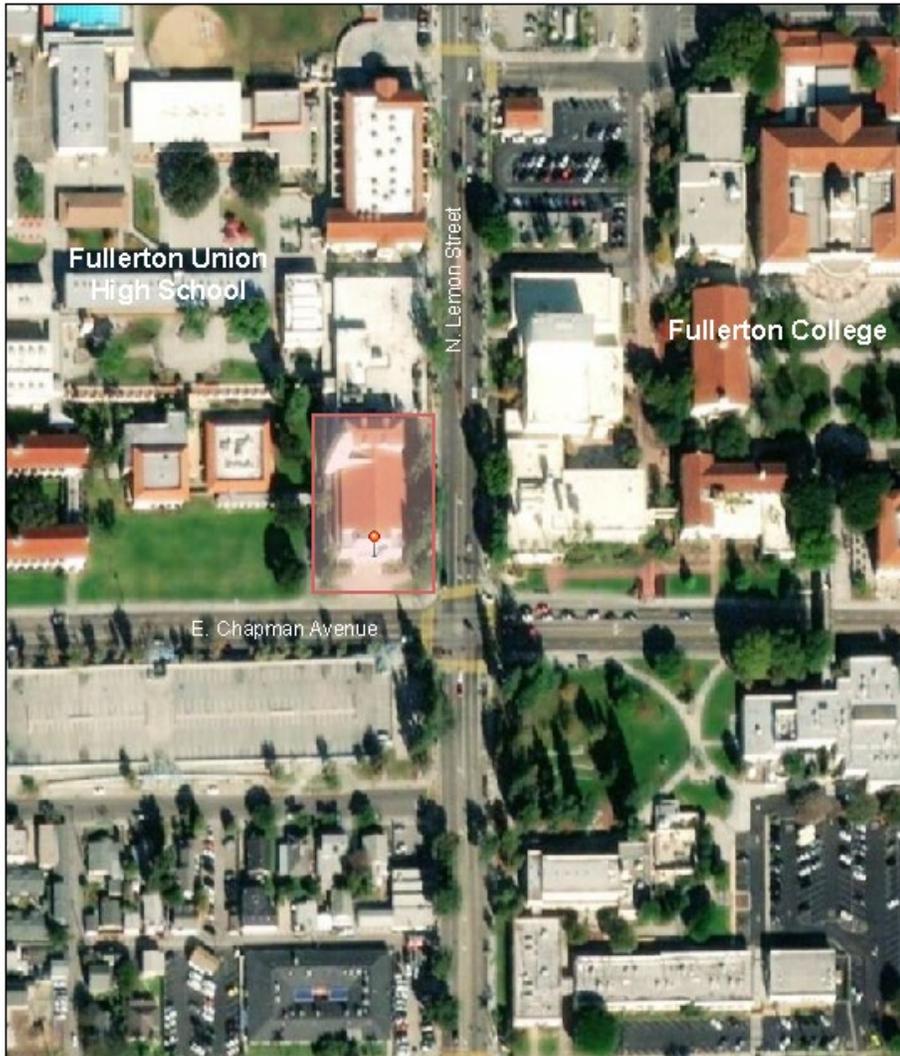
- Division of the State Architect on construction plans (ministerial approval)

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resource Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

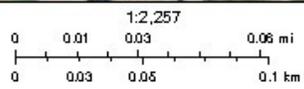
To date, the District has received no responses from tribal representatives. In the event that the tribal representatives express interest in the project and/or the project area, the District will coordinate with the tribes to address any concerns.

No Native American Tribes have requested notification or consultation through the Public Resources Code Section 21080.3.1.





Project Site = 



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Esri, HERE, Garmin, PG | Microsoft |

Figure 3: Site Plan



Source: Google, Photo Credit: Vy Le 2019

**Figure 4: Street View of Plummer Auditorium**

## 2.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist in Chapter 3.0.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics     | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

### 2.1 DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “Potentially Significant Impact” or “Potentially Significant Unless Mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



### 3.0 CEQA ENVIRONMENTAL CHECKLIST

#### 3.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

##### 3.1.1 Impact Analysis

*a. Would the project have a substantial effect on a scenic vista?*

The Fullerton Built Environment element Exhibit 10, Scenic Corridors, primarily depicts existing corridors (and corridors not yet constructed) identified by the City as displaying scenic qualities; however, details regarding specific scenic qualities are not included in The Fullerton Plan. Based on review of Exhibit 10, there are no scenic corridors in the vicinity of the proposed project. The nearest existing scenic corridor, as designated by the City, is located approximately 0.6 mile northwest of the proposed project site at the intersection of Harbor Boulevard and Brea Boulevard. The proposed project would not be visible from the Harbor Boulevard and Brea Boulevard intersection, therefore, no impact would occur as a result of the proposed project. This issue will not be further analyzed in the EIR.

*b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

The proposed project is not located adjacent to or within a state scenic highway. Therefore, no impact would occur as a result of the proposed project. This issue will not be further analyzed in the EIR.

- c. *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The Auditorium is located in an urbanized area and would not conflict with applicable zoning or other regulations governing scenic quality. Therefore, no impact would occur as a result of the proposed project. This issue will not be further analyzed in the EIR.

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

The proposed project does not include new exterior lighting; therefore, no impact would occur as a result of the proposed project. This issue will not be further analyzed in the EIR.

### **3.1.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.2.1 Impact Analysis

- a. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*
- b. *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

(a) and (b). The proposed project site is located in an urban area and is currently developed. The site is not identified as prime farmland, unique farmland, or farmland of statewide importance and the project site is not under a Williamson Act contract. The site is designated School in the City of Fullerton’s General Plan. The site is not planned for or used

for any agricultural purposes and there are no agricultural uses in the vicinity. The proposed modifications to the existing facility on the project site would not result in the conversion of any agricultural land, conflict with any agricultural use, or conflict with a Williamson Act contract. Therefore, no impact would occur as a result of the proposed project. This issue will not be further analyzed in the EIR.

- c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*

The project is not located in, or near, forest land or timberland, therefore, the project would have no impact on forest lands or timberlands. This issue will not be further analyzed in the EIR.

- d. Would the project result in the loss of forest land or conversion of forestland to non-forest use?*

The project site is not zoned as forest land, does not contain forest land or forest resources, and does not support any forest uses. The proposed modifications to the existing facility on the project site would not result in the conversion of any forest land to a non-forest use. Therefore, no impact would occur as a result of the proposed project. This issue will not be further analyzed in the EIR.

- e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

The project site is located in an urban area and not on farmland, agricultural land, or forest land. The proposed modifications to the existing facility on the project site would not result in conversion of any farm, agricultural, or forest land to non-agricultural or non-forest uses. Therefore, no impact to land conversion would occur as a result of the proposed project. This issue will not be further analyzed in the EIR.

### **3.2.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.3.1 Impact Analysis

- a. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

The South Coast Air Quality Management District (SCAQMD) monitors air quality within the project area and the South Coast Air Basin (SCAB), which includes Orange County and portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bounded by the Pacific Ocean to the west; the San Gabriel, San Bernardino and San Jacinto mountains to the north and east; and the San Diego County line to the south.

Air quality plans describe air pollution control strategies to be implemented by a city, county or regional air district. The primary purpose of an air quality plan is to bring an area that does not attain federal and state air quality standards into compliance with those standards pursuant to the requirements of the Clean Air Act and California Clean Air Act. The SCAB is currently designated as nonattainment for 8-hour ozone and particulate matter with aerodynamic diameter less than 2.5 microns (PM<sub>2.5</sub>) for both state and federal standards and nonattainment for particulate matter with aerodynamic diameter less than 10 microns (PM<sub>10</sub>) for the state standards. The applicable Air Quality Management Plan (AQMP) for the proposed project was prepared by SCAQMD in partnership with the Air Resources Board (ARB), U.S. Environmental Protection Agency (EPA), and the Southern California Association of Governments (SCAG).

The most recent AQMP (2016 AQMP) was adopted by the SCAQMD in March 2017 (SCAQMD, 2017). The 2016 AQMP is the legally enforceable blueprint for how the region will meet and maintain state and federal air quality standards. The 2016 AQMP identifies control measures needed to achieve attainment of the federal 24-hour standard for PM<sub>2.5</sub> in

the SCAB. The 2016 AQMP also provides updates on progress towards meeting the 8-hour ozone standard and an attainment demonstration for the revoked 1-hour ozone standard. Projects that would be consistent with the 2016 AQMP would be considered less than significant for this impact. Consistency with the AQMP is determined through evaluation of project-related air quality impacts and demonstration that project-related emissions would not increase the frequency or severity of existing violations or contribute to a new violation of the air quality standards.

The use of construction equipment in the AQMP is estimated for the region on an annual basis, and construction-related emissions are estimated as an aggregate in the AQMP. The project would not increase the assumptions for off-road equipment use in the AQMP, because of the size of the construction equipment fleet and the requirements for more efficient vehicles and/or use of clean fuels.

Consistency with the AQMP is also determined through evaluation of whether the project would exceed the estimated emissions used as the basis of the AQMP, which are based, in part, on population projections developed by the SCAG. The SCAG forecasts are based on local general plans and other related documents, such as housing elements, that are used to develop population projections and traffic projections.

The proposed project would not increase population in the area and would not generate operational vehicle trips because it only rehabilitates the existing Auditorium; therefore, the proposed project would not conflict with or obstruct implementation of the applicable air quality plan. There would be no impact. This issue will not be further analyzed in the EIR.

*b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

The SCAQMD cumulative analysis focuses on whether a specific project would result in a cumulatively considerable increase in emissions. By its very nature, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development within the SCAB, and this regional impact is cumulative rather than being attributable to any one source. A project's emissions may be individually limited, but cumulatively considerable when taken in combination with past, present, and future development projects. The SCAQMD thresholds of significance are relevant to whether a project's individual emissions would result in a cumulatively considerable incremental contribution to the existing cumulative air quality conditions. If a project's emissions would be less than those threshold levels, the project would not be expected to result in a considerable incremental contribution to the significant cumulative impact.

Construction-related emissions associated with typical construction activities were modeled using the California Emissions Estimator Model (CalEEMod), Version 2016.3.2. CalEEMod allows the user to enter project-specific construction information, such as types, number, and horsepower of construction equipment, and number and length of off-site motor vehicle trips.

As shown in Table 1, construction emissions for the proposed project would result in maximum daily emissions of approximately 10.44 pounds of ROG, 28.26 pounds of NO<sub>x</sub>, 22.41 pounds of CO, 2.60 pounds of (combined exhaust and fugitive dust) PM<sub>10</sub> and 1.87 pounds of (combined exhaust and fugitive dust) PM<sub>2.5</sub>. This conservative estimate of maximum daily emissions would not exceed any of the SCAQMD's construction thresholds of significance. Additional modeling assumptions and details are provided in Appendix A.

**Table 1: Maximum Daily Regional Construction Emissions**

Construction Phase	Estimated Emissions (lbs/day)				
	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
2020	10.44	28.26	22.41	2.60	1.87
2021	1.05	10.59	10.15	0.69	0.55
Maximum	10.44	28.26	22.41	2.60	1.87
Significance Threshold	75	100	550	150	55
Exceed Significance?	No	No	No	No	No

Source: SSS, 2020

For projects less than five acres, the SCAQMD has developed look-up tables showing the maximum mass emissions that would not cause an exceedance of any localized significance threshold (LST). Since the proposed project site is approximately 0.5 acres (including interior renovation work with exterior construction, renovation, and modernization), peak daily emissions were compared to the applicable LSTs from the SCAQMD lookup tables. Table 2 shows the maximum daily construction emissions compared to the SCAQMD LSTs.

**Table 2: Maximum Daily Localized Construction Emissions**

Construction Phase	Estimated Emissions (lbs/day)				
	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
2020	10.44	28.26	22.41	2.60	1.87
2021	1.05	10.59	10.15	0.69	0.55
Maximum	10.44	28.26	22.41	2.60	1.87
Localized Significance Threshold <sup>1</sup>	N/A	103	522	4	3

Exceed Significance?	N/A	No	No	No	No
----------------------	-----	----	----	----	----

Source: SCAQMD 2016

<sup>1</sup> Assumes a 1-acre project site (using the 1-acre site provides a more conservative localized significance threshold) and a 25-meter receptor distance. The project occurs on a high school campus and the nearest sensitive receptors (classrooms) are a minimum of 25 meters from the project site.

As Tables 1 and 2 above demonstrate, the project would result in the generation of criteria air pollutant emissions but at levels that do not exceed any of the SCAQMD regional and localized thresholds for construction activities.<sup>1</sup> These thresholds are designed to identify those projects that would result in significant levels of air pollution and to assist the region in attaining the applicable state and federal ambient air quality standards. Projects that would not exceed the thresholds of significance would not contribute a considerable amount of criteria air pollutant emissions to the region's emissions profile and would not impede attainment and maintenance of ambient air quality standards.

Because the project would not exceed any SCAQMD project-level air quality significance thresholds, the project's construction emissions would not be cumulatively considerable. Therefore, impacts related to a cumulatively considerable net increase of criteria pollutants would be less than significant, and no mitigation measures would be required. This issue will not be further analyzed in the EIR.

*c. Would the project expose sensitive receptors to substantial pollutant concentrations?*

Some members of the population are especially sensitive to air pollutant emissions and should be given special consideration when evaluating air quality impacts from projects. These people include children, older adults, persons with preexisting respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather are defined as sensitive receptors by SCAQMD. According to SCAQMD, sensitive receptors include residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

The proposed project is located on a high school campus, and the nearest sensitive receptors (classrooms) are at a minimum of 25 meters from the project site. Construction activities occur a minimum of 25 meters from active classroom sites, which represent the nearest sensitive receptors with the potential to be impacted by the project. This issue will not be further analyzed in the EIR.

**Construction**

The only toxic air contaminant (TAC) emission from the project would be diesel particulate matter (diesel PM) from heavy-duty construction equipment operations. According to

---

<sup>1</sup> The proposed project would not alter operational activities and therefore operational emissions would not change because of the proposed project.

SCAQMD methodology, health effects from carcinogenic TACs are usually described in terms of individual cancer risk, which is based on a 30-year lifetime exposure to TACs.

Building construction activities for the proposed project are anticipated to last approximately 10 months and would cease following completion of the proposed project. Construction emissions would occur intermittently throughout the day and would not occur as a constant plume of emissions from the project site. Heavy-duty construction equipment would only operate intermittently each day during the 10-month construction period and would cease following buildout of the proposed project. The expected daily level of exhaust PM (including diesel PM) would be approximately 2.60 pounds per day, while the daily threshold for PM emissions is 150 pounds per day. Therefore, unhealthful TAC concentrations would not be generated. Therefore, the proposed project would not expose sensitive receptors to substantial construction pollutant concentrations and the impact would be less than significant. No mitigation is required. This issue will not be further analyzed in the EIR.

*d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies.

Potential sources that may emit odors during construction activities include exhaust from construction equipment. However, because of the temporary nature of these emissions and the highly diffusive properties of exhaust, receptors would not be anticipated to be significantly affected by exhaust odors associated with project construction. In addition, as described above, construction equipment would operate intermittently throughout the day, and therefore, would not create a continuous plume of exhaust emissions. Odors from exhaust would be localized and generally confined to the immediate area surrounding the project site. The project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature.

Operation of the project would not generate new odors because an auditorium use is not one that generates objectional odors. The odor impact would be less than significant. No mitigation is required. This issue will not be further analyzed in the EIR.

### **3.3.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.4.1 Impact Analysis

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

The project site has been developed and operated as an auditorium since 1930. Because the study area is composed of ornamental landscaping that supports mature trees, there are limited nesting habitats for raptors. If trees were to be removed or trimmed during proposed project activities, this could have a substantial adverse effect on these special-status avian species because these trees could potentially provide nesting opportunities for bird and raptor species protected under the California Fish and Game Code and the Migratory Bird Treaty Act of 1918. Impacts to nesting bird and raptor species would be potentially significant if the project would require removal or substantial trimming of healthy mature trees during the bird nesting season. Although the project would not involve the removal or substantial trimming of trees, the project would be required to comply with the Migratory Bird Treaty Act to reduce impacts to nesting bird habitat. Upon compliance with the Migratory

Bird Treaty Act, impacts to candidate, sensitive, or special-status species would be less than significant. This topic will not be analyzed in the EIR.

There is potential for roosting bats to be present within the existing building. If the building rehabilitation resulted in the removal or disturbance of roosting, this would be a significant impact. Mitigation Measure BIO-1 requires the District to complete a bat survey prior to construction, and identifies protocols to be followed to ensure that significant impacts to bats are avoided. With implementation of Mitigation Measure BIO-1, the project's potential impacts to special-status species would be less than significant. This issue will not be further analyzed in the EIR.

*b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

There is no riparian habitat or other sensitive natural community on or near the project site. Therefore, the project would not create impact on these habitats and natural communities.

*c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The auditorium was originally developed in 1930. The project site does not contain any riparian habitat, sensitive natural community, or federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, the project will have no impact.

*d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation; they may be continuous habitat or discrete habitat islands that function as steppingstones for wildlife dispersal. Because the project site is surrounded by existing roads and development, it does not function as a potential wildlife corridor or habitat linkage. Therefore, the project will have no impact to wildlife corridors. This issue will not be further analyzed in the EIR.

*e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The project does not propose the removal of trees; however, in the event that trees will need to be removed as part of the project, the District will comply with the City of Fullerton Municipal Code Chapter 9.06, Community Forestry, which states that no person shall injure, prune, or remove any public tree growing within City public rights-of-way (parkways, parks, and areas around public buildings) without a permit from the Director of Maintenance Services. Furthermore, it is against the code to prune or remove a landmark tree. Landmark

trees are defined as any tree found to be of high value because of its species, size, age, or historic associations, and has been designated by the City Council. Landmark trees are designated by the City and identified on maps filed in the Planning Department.

Because the project does not propose to remove trees, the project would not conflict with local policies or ordinances protecting biological resources. No impacts would occur, and this issue will not be analyzed in the EIR.

*f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project is located in a developed urban area and is not located in an area designated as critical habitat or protected by an adopted Habitat Conservation Plans or Natural Community Conservation Plans.<sup>2</sup> Therefore, the project would have no impact related to conflict with the provisions of such plans. This issue will not be further analyzed in the EIR.

### 3.4.2 Mitigation Measures

**Mitigation Measure BIO-1:** No earlier than 30 days prior to initiation of construction activities, a pre-construction survey shall be conducted by a qualified biologist (i.e., a biologist holding a California Department of Fish and Wildlife (CDFW) collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle bats) to determine if active bat roosts or maternal colonies are present on or within 300 feet of the construction area.

Should an active maternity roost be identified, the roost shall not be disturbed and construction within 300 feet of the maternity roost shall be postponed or halted until the juveniles have fledged and the roost is vacated, as determined by a qualified biologist. Consultation with CDFW shall also be initiated. Under no circumstance shall an active roost be directly disturbed.

If nonbreeding bat hibernacula are found on the project site, the individuals shall be safely evicted under the direction of a qualified bat biologist and with consultation with CDFW. These actions shall allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight.

If it is determined that construction will not affect roosting behavior or disrupt a maternal colony, construction may proceed without any restriction or mitigation measure.

If it is determined that construction will affect an active bat roost or disrupt reproductive behavior, then avoidance is the only mitigation available. Under no circumstance shall an active roost be directly disturbed. Construction within 300 feet shall be postponed or halted until the roost is naturally vacated as determined by a qualified biologist.

---

2

[http://www.arcgis.com/home/webmap/viewer.html?url=https://services.arcgis.com/QVENGdaPbd4LUkLV/ArcGIS/rest/services/USFWS\\_Critical\\_Habitat/FeatureServer&source=sd](http://www.arcgis.com/home/webmap/viewer.html?url=https://services.arcgis.com/QVENGdaPbd4LUkLV/ArcGIS/rest/services/USFWS_Critical_Habitat/FeatureServer&source=sd)

Prior to issuance of a building permit, the District shall verify that preconstruction surveys have been conducted within 30 days of the proposed start of demolition. If bats are present, the District shall verify that CDFW has been consulted and either determined that construction will not affect an active bat roost or disrupt a maternal colony, or that individuals in a nonbreeding bat hibernacula have been safely evicted.

Due to regulations from the California Health Department, direct contact by construction workers with any bat is not allowed. This issue will not be further analyzed in the EIR.

### 3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.5.1 Impact Analysis

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Section 15064.5 of the State CEQA Guidelines defines an historical resource as: (1) a resource listed in, or determined to be eligible by, the State Historical Resources Commission, for listing in the California Register of Historical Resources; (2) a resource listed in a local register of historical resources, or identified as significant in an historical resource survey meeting certain state guidelines; or (3) an object, building, structure, site, area, place, record or manuscript that a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record.

In 1993, the Plummer Auditorium was entered into the National Register of Historic Places (NRHP) Criterion C because of its high artistic value with strong classical design elements. The Auditorium is also significant under Criterion A for its contribution to the social, cultural, and educational history of Fullerton.

To ensure that all possible impacts of the project on this historical resource are fully examined, an EIR will be completed that will analyze the potential impacts and mitigation, as necessary.

- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources, as discussed above, or resources that constitute unique archaeological resources. The project site has been in use as a school facility since 1923, and has been subjected to past subsurface disturbance associated with excavation and grading activities associated with the construction of foundations for the existing school buildings and it is unlikely that undisturbed unique archeological resources exist on the project site. Nevertheless, the unanticipated discovery

of unique archeological resources is possible during earth moving and grading activities. However, based on the lack of previous resources on the site, the probability that archeological resources will be discovered is low. The project would be subject to the numerous laws and regulations, cited below that require State, and local agencies to consider the effects of a proposed project on potentially buried cultural resources. These laws and regulations stipulate a process for compliance, define the responsibilities of the various agencies proposing the action, and prescribe the relationship among other involved agencies. They provide guidance concerning analytical techniques and approaches to defining compliance measures where potentially significant impacts may occur, such that in the event that archaeological resources are uncovered on the project site during construction activities, the District must be notified immediately and work must stop within a 100-foot radius until a qualified archaeologist to be approved by the District, has evaluated the find. Construction activity may continue unimpeded on other portions of the project site. If the find is determined by the qualified archaeologist to be a unique archeological resource, as defined by Section 21083.2 of the Public Resources Code, the project site shall be treated in accordance with the provisions of Section 21083.2 of the Public Resources Code. If the find is determined not to be a unique archaeological resource, no further action is necessary, and construction may continue. Compliance with the federal, State, and local laws would ensure impacts to archaeological resources remain less than significant. No further analysis in the EIR is required.

*c. Would the project disturb any humans remains, including those interred outside of formal cemeteries?*

No formal cemetery exists on the project site, or in the vicinity of the project. As the project site has been subject to past subsurface disturbance associated with grading and foundations and the proposed project does not involve ground disturbance, it is unlikely that intact human remains are present beneath the site. The project does not involve ground disturbance of previously undisturbed soils; therefore, no impact would occur. No further analysis is required. This issue will not be further analyzed in the EIR.

### 3.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.6.1 Impact Analysis

- a. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?*
- b. *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Title 24 is designed to provide certainty and uniformity throughout California while ensuring that the efficient and non-wasteful consumption of energy is carried out through design features. Adherence to Title 24 is deemed necessary to ensure that no significant impacts occur from the inefficient, wasteful, and unnecessary consumption of energy. The project's improvements would be compliant with Title 24; therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This impact would be less than significant. No further analysis in the EIR is required.

#### 3.6.2 Mitigation Measures

No mitigation measures are necessary.

### 3.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.7.1 Impact Analysis

- a. *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

The project is the renovation and modernization of an existing auditorium and does not include any activities that would exacerbate any existing conditions related to faults, fault rupture, ground shaking or landslides that would directly expose people, or structures, to the risk of loss, injury, or death due to rupture of a known earthquake fault. Fault rupture is the displacement that occurs along the surface of a fault during an earthquake. The closest known active fault to the site is the Fault in West Coyote Hills, approximately 3.3 miles to the northwest. The project site is not located within an Alquist-Priolo Fault-Rupture Hazard Zone. As the proposed project would not exacerbate any of these existing conditions, no impact would occur. This issue will not be further analyzed in the EIR.

*ii. Strong seismic ground shaking?*

The project site is located within the seismically active Southern California region, and, therefore, could be subject to moderate and possibly strong ground motion due to earthquakes. The Fault in West Coyote Hills, located about 3.3 miles to the northwest of the project site, is the closest active fault. The project will be constructed in accordance with California Building Code and Division of the State Architect's standards and approval. As construction would occur on a public school, the project will have to comply with the California Code of Regulations Title 24 requirements and the California Geological Survey Checklist for Review of Geologic/Seismic Reports. As described above, the project does not include any activities that would exacerbate an existing geologic condition. No impact would occur from the proposed project. This issue will not be further analyzed in the EIR.

*iii. Seismic-related ground failure, including liquefaction?*

Liquefaction is a seismic phenomenon in which loose, saturated, fine-grained granular soils behave similarly to a fluid when subjected to high intensity ground shaking. Liquefaction occurs when three general conditions exist: (1) shallow groundwater; (2) low-density, fine, clean sandy soils; and (3) high intensity ground motion. Studies indicate that saturated, loose and medium-dense, near-surface cohesionless soils exhibit the highest liquefaction potential, while dry, dense, cohesionless soils and cohesive soils exhibit low to negligible liquefaction potential.

According to the CGS website<sup>3</sup> the project site is located within a liquefaction zone. The proposed renovation activities would not exacerbate existing liquefaction potential, as the project would not modify groundwater levels, would not import or use sandy soils during construction, and would not increase the probability of ground motion. No impact would occur from the project and no further analysis is required. This issue will not be further analyzed in the EIR.

*iv. Landslides?*

Landslides and other types of slope failures, such as lateral spreading, can result in areas with varying topography in the event of an earthquake. The project site is not located within an area identified as having a potential for slope instability, nor in an area having a potential for seismic slope instability. The project does not include any activities that would result in the exacerbation of any existing landslide potential. No impact would occur from the project. This issue will not be further analyzed in the EIR.

*b. Would the project result in substantial soil erosion or the loss of topsoil?*

Although the project involves renovation of an existing auditorium, the project will involve movement of soil for concrete paving, landscaping, and construction of a new shear wall. Soil erosion impacts from construction activities associated with the proposed project would

---

<sup>3</sup> <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

not occur, as the construction contractor would be required to implement best management practices related to erosion control as required by Section J109.4 of the California Building Code, 2016 Edition and Chapter 14.03 of the City of Fullerton Municipal Code. No further analysis is required in the EIR.

- c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

The project will comply with the Division of the State Architect's requirements, which include stringent seismic standards. Thus, the impacts would be less than significant and no further analysis is necessary.

- d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

The project site is underlain entirely by San Emigdio fine sandy loam (USDA 2020), which has a low expansion potential. All potential impact from soil quality would be reduced through compliance with proper design and construction practices. Therefore, impacts would be less than significant, and no further analysis is needed in the EIR.

- e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

The project would not include installation of septic tanks. Therefore, the capability of the soils to support the operation of such tanks does not need to be evaluated. No further analysis is required in the EIR.

- f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

The project site has been previously disturbed and, therefore, it is unlikely that undisturbed paleontological resources exist on the project site. Any surficial paleontological resources, which may have existed at one time, have likely been unearthed or disturbed to accommodate building foundations. Because the project does not involve earth-moving activities, the potential impacts from the proposed project on paleontological resources would be less than significant, and no further analysis is required.

### **3.7.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.8.1 Impact Analysis

- a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Certain gases in the earth’s atmosphere, classified as greenhouse gases (GHG), play a critical role in determining the earth’s surface temperature. A portion of the solar radiation that enters earth’s atmosphere is absorbed by the earth’s surface, and a smaller portion of this radiation is reflected back toward space. This infrared radiation (i.e., thermal heat) is absorbed by GHGs within the earth’s atmosphere; as a result, infrared radiation released from the earth that otherwise would have escaped back into space is instead “trapped,” resulting in a warming of the atmosphere. This phenomenon, known as the “greenhouse effect,” is responsible for maintaining a habitable climate on Earth. Without the naturally occurring greenhouse effect, Earth would not be able to support life as we know it.

GHGs are present in the atmosphere naturally; are released by natural and anthropogenic sources; and are formed from secondary reactions taking place in the atmosphere. Natural sources of GHGs include the respiration of humans, animals and plants, decomposition of organic matter, and evaporation from the oceans. Anthropogenic sources include the combustion of fossil fuels, waste treatment, and agricultural processes. The following are GHGs that are widely accepted as the principal contributors to human-induced global climate change:

- Carbon dioxide (CO<sub>2</sub>)
- Methane (CH<sub>4</sub>)
- Nitrous oxide (N<sub>2</sub>O)
- Hydrofluorocarbons (HFCs)
- Perfluorocarbons (PFCs)
- Sulfur Hexafluoride (SF<sub>6</sub>)
- Nitrogen Trifluoride (NF<sub>3</sub>)

The majority of CO<sub>2</sub> emissions are byproducts of fossil fuel combustion. CH<sub>4</sub> is the main component of natural gas and is associated with agricultural practices and landfills. N<sub>2</sub>O is a colorless GHG that results from industrial processes, vehicle emissions, and agricultural practices. HFCs are synthetic chemicals used as a substitute for chlorofluorocarbons in automobile air conditioners and refrigerants. PFCs are produced as a byproduct of various industrial processes associated with aluminum production and the manufacturing of semiconductors. SF<sub>6</sub> is an inorganic, odorless, colorless, nontoxic, nonflammable GHG used for insulation in electric power transmission and distribution equipment, and in semiconductor manufacturing. NF<sub>3</sub> is used in the electronics industry during the manufacturing of consumer items, including photovoltaic solar panels and liquid-crystal-display (i.e., LCD) television screens.

Global warming potential (GWP) is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to CO<sub>2</sub>. The GWP of a GHG is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time (i.e., lifetime) that the gas remains in the atmosphere (“atmospheric lifetime”). The GWP of each gas is measured relative to CO<sub>2</sub>, the most abundant GHG. GHGs with lower emissions rates than CO<sub>2</sub> may still contribute to climate change because they are more effective at absorbing outgoing infrared radiation than CO<sub>2</sub> (i.e., high GWP). The concept of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e) is used to account for the different GWP potentials of GHGs to absorb infrared radiation.

Although the exact lifetime of any particular GHG molecule is dependent on multiple variables, it is understood by scientists who study atmospheric chemistry that more CO<sub>2</sub> is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, and other forms of sequestration. GHG emissions related to human activities have been determined as “extremely likely” to be responsible (indicating 95 percent certainty) for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth’s atmosphere and oceans, with corresponding effects on global circulation patterns and climate (ARB, 2017). The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; however, no single project is expected to measurably contribute to a noticeable incremental change in the global average temperature, or to a global, local, or microclimate.

Total construction related GHG emissions were estimated using the same methodology discussed earlier under Section 3.3.1, Air Quality (see Appendix A). Total project construction emissions would be approximately 637.8 metric tons (MT) of CO<sub>2</sub>e. SCAQMD recommends that construction emissions be amortized over 30 years, which is assumed to be the average lifetime of a project’s operations and added to the operational emissions of the project. When this total is amortized over the 30-year life of the project, annual construction emissions would be approximately 21.3 MT CO<sub>2</sub>e per year. This minimal increase in GHG emissions would not result in a project exceedance of the SCAQMD threshold of 3,000 MT CO<sub>2</sub>e per year.

As shown in Table below, operational GHG emissions would be less than significant. This issue will not be further analyzed in the EIR.

*b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

AB 32, the California Global Warming Solutions Act of 2006, requires that statewide GHG emissions be reduced to 1990 levels by 2020. ARB's Scoping Plan is the state's plan to achieve the GHG reductions in California required by AB 32 and also reiterates the state's role in the long-term goal established in Executive Order S-3-05, which is to reduce GHG emissions to 80 percent below 1990 levels by 2050.

ARB is required to update the Scoping Plan at least once every five years to evaluate progress and develop future inventories that may guide this process. ARB approved the first update to the Climate Change Scoping Plan: Building on the Framework in 2014 (ARB, 2014). The Scoping Plan Update confirms that the state is on track to meet the 2020 emissions reduction target, but will need to maintain and build upon its existing programs, scale up deployment of clean technologies, and provide more low-carbon options to accelerate GHG emission reductions, especially after 2020, in order to meet the 2050 target. The Scoping Plan update did not directly create any regulatory requirements for construction of the proposed project. However, the Scoping Plan update includes recommended actions (e.g., Phase 2 heavy-duty truck GHG standards, enhance and strengthen the Low Carbon Fuel Standard) that would indirectly address GHG emissions from construction activities.

SCAG plans are developed based on land use, population, and commercial/industrial growth projections from local jurisdictions in the region, including the City. Projects consistent with *The Fullerton Plan* would be considered to comply with the planning efforts in the SCAG Regional Transportation Plan/Sustainable Communities Strategy, which was designed to achieve the region's fair-share GHG emission reductions pursuant to AB 32. Therefore, projects consistent with *The Fullerton Plan* would also be consistent with the GHG emission reduction goals of the AB 32 Scoping Plan.

In 2012, as part of *The Fullerton Plan*, the City developed a Climate Action Plan (CAP) to recommend GHG emission reduction targets, present strategies that would make it possible for the City to meet the recommended targets, and suggest best practices for implementation (City of Fullerton, 2012a). The overall purpose of the CAP is to reduce the community impact with respect to global climate change (i.e., reduce GHG emissions). Thus, because the CAP represents an approved GHG reduction plan, determining the consistency of the proposed project with the CAP is one way to evaluate whether the project would have a significant climate change impact (City of Fullerton, 2012b). If the proposed project is consistent with *The Fullerton Plan* projections, which are the basis of the GHG emissions inventory, the project is consistent with the CAP. As discussed in Section 3.3.1, Air Quality (a), the land uses and vehicle trips associated with the proposed project would be consistent with the zoning and projections in *The Fullerton Plan* for the project site. Therefore, the impacts associated with the proposed project are consistent with assumptions in the CAP.

In addition, as shown in Table 3, the project would not generate a level of GHG emissions that would be considered to have a significant impact on the environment and would not be expected to conflict with existing statewide or local GHG reduction plans adopted to reduce statewide GHG emissions. The project would not conflict with any applicable plan, policy, or

regulation for the purpose of reducing GHG emissions. Therefore, impacts would be less than significant and no mitigation is required. This issue will not be further analyzed in the EIR.

**Table 3: Project Greenhouse Gas Emissions**

<b>Emissions Category</b>	<b>CO<sub>2</sub>e (Metric Tons per Year)</b>
Amortized Construction Emissions	21.3
Operational Emissions <sup>1</sup>	2.0
Total GHG Emissions	343
SCAQMD Proposed Thresholds (MT CO <sub>2</sub> e/Year)	3,000 <sup>1</sup>
Exceed Significance Threshold?	No

<sup>1</sup> Value reflects the increase over existing conditions.

### **3.8.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.9.1 Impact Analysis

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Implementation of the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction activities would be temporary in nature and would involve the limited transport, storage, use, and disposal of hazardous materials. The project will comply with applicable Federal, State, and local regulations (i.e., Comprehensive Environmental Response, Compensation, and Liability Act, Hazardous Materials Transportation Act, Title 22 of the California Code of Regulations, California Health and Safety Code, Occupational Safety and Health Act, FMC) pertaining to the transport, storage, use and/or disposal of hazardous materials on the project site. Therefore, impacts would be less than significant, and no mitigation is required. This issue will not be further analyzed in the EIR.

- b. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Adherence to laws and regulations would ensure compliance with safety standards related to the use and storage of hazardous materials, and the safety procedures mandated by applicable Federal, State, and local laws and regulations would ensure that risks resulting from the routine transportation, use, storage, or disposal of hazardous materials or hazardous wastes associated would be less than significant. No mitigation is required. This issue will not be further analyzed in the EIR.

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

The project is located on the Fullerton High School campus. Construction activities would occur largely inside the Plummer Auditorium; however, some renovation and modernization construction activities would occur on the exterior of the auditorium structure. The project will comply with applicable Federal, State, and local regulations (i.e., Comprehensive Environmental Response, Compensation, and Liability Act, Hazardous Materials Transportation Act, Title 22 of the California Code of Regulations, California Health and Safety Code, Occupational Safety and Health Act, FMC) pertaining to the transport, storage, use and/or disposal of hazardous materials on the project site, and impacts to the Fullerton High School campus would be less than significant. No mitigation is required. This issue will not be further analyzed in the EIR.

- d. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

According to the EnviroStor Database, the Fullerton High School campus is included in the Hazardous Waste and Substances Site List (DTSC, 2019); however, this listing is associated with an unrelated school investigation, and the matter was closed in 2004. Because construction activities would occur largely indoors, and exterior ground disturbance would occur on previously disturbed soils, it is not expected that the project would create a significant hazard to the public or the environment. Therefore, the project would result in a less-than-significant impact related to being located on or adjacent to a known hazardous materials site. This issue will not be further analyzed in the EIR.

- e. *Would the project be located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

The Fullerton Municipal Airport (FMA) is a general aviation airport located at 4011 West Commonwealth Avenue, which is approximately 3 miles west of the project site. FMA is within the oversight of the Orange County Airport Land Use Commission (ALUC). The ALUC prepared the *Airport Environs Land Use Plan for Fullerton Municipal Airport* (AELUP).

---

According to AELUP, the project site is located outside of the Airport Obstruction Imaginary Surfaces boundary. Additionally, the project would not alter the height of the existing Plummer Auditorium. Therefore, the project would not result in a safety hazard related to proximity to an airport. No impact would occur, and no mitigation is required. This issue will not be further analyzed in the EIR.

*f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The project involves rehabilitation of the existing Plummer Auditorium. Construction activities would consist of rehabilitation of interior features, construction of a new building addition on the east side of the existing auditorium, including sidewalk and landscaping, but would not obstruct public roadways. No obstruction of highways and arterial streets in the City, which service as evacuation routes, would occur. No permanent obstruction to City streets would occur with the proposed project. The proposed project would neither interfere with nor impact the implementation of the City's existing emergency response or evacuation plans. Therefore, no impact would occur, and no mitigation is required. This issue will not be further analyzed in the EIR.

*g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

According to the California Department of Forestry and Fire Protection Very High Fire Hazard Severity Zone (VHFHSZ) Map for Fullerton, the project site is not located within a VHFHSZ. Therefore, the project would not expose people to significant risk of loss, injury, or death due to wildland fires and this impact would be less than significant. This issue will not be further analyzed in the EIR.

### 3.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.10.1 Impact Analysis

- a. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?*

Pursuant to the Porter-Cologne Water Quality Control Act (Water Code sections 13000 – 16104), the Santa Ana Regional Water Quality Control Board (RWQCB) prepares and updates the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan) every three years. The most recent update was completed in June 2019. The project would comply with the Water Quality Control Plan and would therefore not violate any water quality standards or regulations. This issue will not be further analyzed in the EIR.

- b. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

The project involves the rehabilitation of the Plummer Auditorium. The project would not increase the impervious surface at the site and therefore, would not change the area available for groundwater recharge. The project would not rely on groundwater for its water.

Therefore, the project would have no impact on groundwater supplies or groundwater recharge.

- c. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
- i. *Result in substantial erosion or siltation on- or off-site;*
  - ii. *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;*
  - iii. *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*
  - iv. *Impede or redirect flood flows?*

The project site is completely developed and there are no streams or rivers located on or adjacent to the project site that would be altered during project construction. The project proposes to increase the square footage of the auditorium structure 3,140 square feet by adding a lobby, restroom, and ticket booth addition. The additional square footage would be constructed in a partially paved area to the east of the existing auditorium, so the increase in impervious surfaces would be less than 3,140 square feet. The project would not substantially alter the existing drainage pattern of the site. The project would not alter the rate or amount of runoff resulting in flooding on- or off-site or increase erosion or siltation on- or off-site. The project would have no impact related to alteration of the existing drainage pattern, increases in surface runoff, and potential to contribute to flooding. This issue will not be further analyzed in the EIR.

- d. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

The project site is located in Fullerton on relatively flat ground and is not within close proximity to an open body of water or a hillside; therefore, there is no risk for seiche, tsunami, or mudflow hazards. No impacts related to these hazards would result from implementation of the project. This issue will not be further analyzed in the EIR.

- e. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

As discussed in Response 3.10.1(a), the project would comply with the applicable Water Quality Control Plan and would therefore not violate any water quality standards or regulations. This issue will not be further analyzed in the EIR.

### **3.10.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.11.1 Impact Analysis

a. *Would the project physically divide an established community?*

Improvements will be limited to the Plummer Auditorium, and there would be no physical effect on the surrounding properties/community. As such, a community will not be divided, and no further evaluation is necessary. This issue will not be further analyzed in the EIR.

b. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The project site is zoned as Public Lands (P-L) and identified as School in the City of Fullerton General Plan. The Plummer Auditorium is part of the Fullerton High School campus, and the proposed project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project site as it is zoned for public facility use and would be developed as a public facility use. No impact would occur from the project, and no further analysis is required. This issue will not be further analyzed in the EIR.

#### 3.11.2 Mitigation Measures

No mitigation measures are necessary.

### 3.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.12.1 Impact Analysis

- a. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b. *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

(a) and (b). The project site is designated School by the Fullerton General Plan and has been used as an auditorium since its construction in 1930. There are no known mineral resources within the project site and no mineral recovery activities have been known to occur on site. The proposed modifications to the existing facilities on the project site would not adversely affect any mineral resources of value to the state or region. The project would have no impact related to mineral resources. This issue will not be further analyzed in the EIR.

#### 3.12.2 Mitigation Measures

No mitigation measures are necessary.

### 3.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.13.1 Impact Analysis

- a. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

The City has established a noise ordinance to control noise from non-transportation related noise sources. The noise ordinance contains noise standards that pertain to this project, which are: 15.90.030(B) – Noise Level Limits; 15.90.040 – Activities exempt from standards; and 15.90.050 – Activities with special provisions. Section 15.90.050 addresses construction noise. According to 15.90.050, noise sources associated with construction, repair, remodeling, or grading of any real property, provided the activities take place between the hours 7:00 a.m. and 8:00 p.m. on any day except Sunday or a City-recognized holiday, shall be exempt from the noise level standards (City of Fullerton, 2009). The City’s noise ordinance does not set specific noise level limits on construction-related activity. Additionally, Section 15.90.040 notes that activities conducted on school grounds are exempt from the noise level standards identified in the ordinance.

The hours of construction for the project would be within the City Noise Ordinance’s allowable hours of construction activity, and would be limited from 8:00 a.m. to 5:00 p.m. on any day except Sunday or a City-recognized holiday. The City’s Noise Ordinance does not set specific noise level limits on construction-related activity. Therefore, the project would not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Noise-related impacts during project construction would be less than significant and no mitigation would be required. This issue will not be further analyzed in the EIR.

*b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*

The project could result in minor exposure of persons and (historic) buildings to groundborne vibration and noise, but these impacts would be confined to the campus (Plummer Auditorium), since vibration impacts only occur in close proximity to the source of the vibration (movement of heavy equipment). Since Plummer Auditorium would be the subject of the renovation activities, and renovation activities would include protective measures to not damage the historic structure, less-than-significant impacts are anticipated to the auditorium as a result of groundborne vibration. Other historic buildings would be too far away from vibration sources to experience significant impacts. Therefore, the project would have a less-than-significant impact on groundborne noise and vibration.

*c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

FMA is a general aviation airport located at 4011 West Commonwealth Avenue, which is approximately 3 miles west of the project site. The project involves the renovation and modernization of the existing Plummer Auditorium and would not expose people to excessive noise levels associated with FMA or another airport. No impact would occur, and no mitigation is required. This issue will not be further analyzed in the EIR.

### **3.13.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.14.1 Impact Analysis

- a. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

The project would not increase the school's student capacity, would not construct new housing, would not generate a substantial number of new jobs, and would not extend new roads or infrastructure to the site or any adjacent undeveloped or underdeveloped areas. Thus, the project would not be growth-inducing and would have no impact on population growth.

- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The project does not involve the demolition of housing and thus will not displace people or housing. The project would have no impact. This issue will not be further analyzed in the EIR.

#### 3.14.2 Mitigation Measures

No mitigation measures are necessary.

### 3.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.15.1 Impact Analysis

a. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

- i. *Fire protection?*
- ii. *Police protection?*

The project site currently operates as a school auditorium and receives fire and police protection services from the City Fire and Police Departments, respectively. The project would rehabilitate the existing auditorium and would not cause an increase in the population that would demand additional service. The project would have a less-than-significant impact on the provision of fire protection and police services. This issue will not be further analyzed in the EIR.

- iii. *Schools?*

The project would rehabilitate an existing school auditorium on the Fullerton High School campus and would not generate a new population that would increase the demand for local schools. Therefore, the project would have no impact on other schools in the area. This issue will not be further analyzed in the EIR.

- iv. *Parks?*

The project would not generate a new population that would increase the demand for local parks. The rehabilitation of the existing auditorium would not cause a substantial increase in

the population that would require parks. The project would have no impact on parks. This issue will not be further analyzed in the EIR.

*v. Other public facilities?*

The project would not generate a new population that would increase the demand for other public facilities. The proposed renovation of the existing auditorium would not cause a substantial increase in the population that would require community facilities and libraries. The project would have no impact on other public facilities. This issue will not be further analyzed in the EIR.

**3.15.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.16.1 Impact Analysis

- a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*
- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

(a) and (b). The project rehabilitates the existing auditorium on the Fullerton High School campus. The school includes its own recreation areas to support the students attending the high school, and the project would not impact the recreation areas. The project would not impact existing neighborhood or regional parks. This issue will not be further analyzed in the EIR.

#### 3.16.2 Mitigation Measures

No mitigation measures are necessary.

### 3.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.17.1 Impact Analysis

- a. *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

The project would utilize the existing network of regional and local roadways that serve the project area. There are no changes proposed to the design or configuration of roadways surrounding the project site. The project's construction would generate worker vehicle trips over a period of 10 months. Construction worker vehicles would park on-site and in the auditorium's designated parking lot south of E. Chapman Avenue, and the construction schedule would be developed so that construction workers would arrive and depart outside of peak hours. This issue will not be further analyzed in the EIR.

- b. *Would the project conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?*

The project site is located within 0.5 mile of the Fullerton Transportation Center Dock 3, and according to CEQA Guidelines §15064.3(b)(1), projects within 0.5 mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less-than-significant transportation impact. Because the project would be located within 0.5 mile of a major transit stop, the proposed project would result in a less-than-significant impact. This issue will not be further analyzed in the EIR.

- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The project would utilize the existing network of regional and local roadways that serve the project area. There are no changes proposed to the design or configuration of roadways surrounding the project site. The project would not create new hazards due to design features or incompatible uses. Impacts would be less than significant and no additional analysis would be required. This issue will not be further analyzed in the EIR.

*d. Would the project result in inadequate emergency access?*

The project is not anticipated to interfere with an emergency response plan or evacuation plan. Construction activities would not result in temporary partial obstruction of adjacent roadways and the District would comply with applicable regulations relating to access. Therefore, the impact would be less than significant, and no further study is required.

**3.17.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.18.1 Impact Analysis

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*
- i. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or*
  - ii. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

AB 52 requires meaningful consultation with California Native American tribes on potential impacts to tribal cultural resources, as defined in Public Resources Code 21074. Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible, or listed, in the California Register of Historical Resources, or the local of historical resources.

As part of the AB 52 process, Native American tribes must submit a written request to Fullerton Joint Union High School District (lead agency) to be notified of projects within their traditionally and culturally affiliated area. The District must provide written, formal notification to those tribes within 14 days of deciding to undertake a project. The tribe must respond to the District within 30 days of receiving this notification if they want to engage in consultation on the project, and the District must begin the consultation process within 30 days of receiving the tribe's request. Consultation concludes when either: 1) the parties agree to mitigation measures to avoid a significant effect on a tribal cultural resource; or 2) a party, acting in good faith and after reasonable effort, concludes mutual agreement cannot be reached. To date the District has not received any requests to be notified about projects in the District. Additionally, although the Plummer Auditorium is listed on the National Register of Historic Places and the California State Register of Historical Resources, no specific Tribal resources have been identified and the project site, due to previous ground disturbance and the renovation/modernization nature of the proposed project, is unlikely to yield sensitive resources during construction. Because ground disturbance associated with the proposed project would occur on previously disturbed soils, no impacts to listed tribal cultural resources would occur. This issue will not be further analyzed in the EIR.

### 3.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 3.19.1 Impact Analysis

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

The project involves the rehabilitation of the Plummer Auditorium. Although the project would increase the square footage of the auditorium by 3,140 square feet, the increase in water usage, wastewater generation, electric power, natural gas, or telecommunications would be nominal, and it is anticipated that the service providers and their facilities could accommodate the nominal increases. Therefore, the proposed project would not require the expansion or development of facilities providing such services. The project would result in no impact. This issue will not be further analyzed in the EIR.

- b. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

The project involves the rehabilitation of the Plummer Auditorium. The project does not propose to increase water usage, and therefore, current water supplies will continue to be sufficient for the proposed project. No impact would occur. This issue will not be further analyzed in the EIR.

- c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

The project would not expand the capacity of Plummer Auditorium, nor would it increase wastewater generation of the site. The current wastewater generation rates would continue with the project. Therefore, project-related impacts would be considered less than significant and will not be analyzed further in the EIR.

- d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

The rehabilitation of the existing Plummer Auditorium would not generate an additional population that would generate additional solid waste. Waste generated in the City is sent to the Olinda Alpha Landfill. The Olinda Alpha Landfill can accept 8,000 tons per day and has a remaining capacity of 34,200,000 cubic yards (CalRecycle 2014). The project's current solid waste generation is adequately served by the landfill and the project's solid waste generation (construction only as operations would not change) is not expected to substantially contribute to solid waste generation in the City. Therefore, the project would have a less-than-significant impact. This issue will not be further analyzed in the EIR.

- e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The project would comply with all regulations related to solid waste such as the California Integrated Waste Management Act and city recycling programs; therefore, significant impacts would not occur. This issue will not be further analyzed in the EIR.

### **3.19.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 3.20.1 Impact Analysis

- a. *Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Wildland fires occur in geographic areas that contain the types and conditions of vegetation, topography, weather, and structure density susceptible to risks associated with uncontrolled fires that can be started by lightning, improperly managed camp fires, cigarettes, sparks from automobiles, and other ignition sources.

According to the California Department of Forestry and Fire Protection VHFHSZ Map for Fullerton, the project site is not located within a VHFHSZ. Therefore, the proposed project would not expose people to significant risk of loss, injury, or death due to wildland fires and this impact would be less than significant.

Implementation of the project would not interfere with an adopted emergency response plan or emergency evacuation plan and would not alter any of the streets adjacent to the project site. Therefore, implementation of the project would not substantially impair an adopted emergency response plan or emergency evacuation plan and impacts would be less than significant. This issue will not be further analyzed in the EIR.

- b. *Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The project site is not located in or near a VHFHSZ nor is it located in or near a State Responsibility Area (SRA). Therefore, implementation of the project would not exacerbate

wildfire risks due to slope and prevailing winds, thereby exposing people in the project area to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. As a result, a less-than-significant impact would occur, and no further analysis would be required.

- c. *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

The proposed project would not require the installation or maintenance of infrastructure that may exacerbate fire risk. No impact would occur. This issue will not be analyzed further in the EIR.

- d. *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking but can also occur as a result of erosion and downslope runoff caused by rain following a fire. Because the proposed project site is level, the proposed project (renovation of the existing auditorium) would not expose people or structures to potential substantial adverse effects associated with landslides. Further, the proposed project site is not located in or near a VHFHSZ nor is it located in or near a SRA. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. As a result, a less-than-significant impact would occur, and no further analysis would be required.

### **3.20.2 Mitigation Measures**

No mitigation measures are necessary.

### 3.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 3.21.1 Impact Analysis

- a. *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*
- b. *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*
- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

The project has the potential to have significant impacts as identified throughout this Initial Study. These potentially significant impacts will be analyzed in the project EIR. Cumulative impacts will be discussed within the appropriate chapters; all impact discussions will include both direct and indirect effects.

**This page intentionally left blank**

## 4.0 REFERENCES

- Cal Recycle. 2014. SWIS Facility Detail Olinda Alpha Landfill (30-AB-0035). Available at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/30-AB-0035> Accessed November 2019.
- California Air Resources Board, 2017. *California's 2017 Climate Change Scoping Plan*. November.
- California Department of Fish and Wildlife. 2019. BIOS Viewer. Available: <https://apps.wildlife.ca.gov/bios/> Accessed: November 2019.
- California Department of Forestry and Fire Protection (CALFIRE). 2019. Fire Hazard Severity Zone Maps. Available: <https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>. Accessed November 2019.
- California Department of Toxic Substances. 2019. EnviroStor website. Available: [https://www.envirostor.dtsc.ca.gov/public/map/?global\\_id=54880002](https://www.envirostor.dtsc.ca.gov/public/map/?global_id=54880002). Accessed November 2019.
- City of Fullerton. 2009. Municipal Code.
- City of Fullerton. 2012a. *The Fullerton Plan*. Adopted May 1, 2012.
- City of Fullerton. 2012b. Appendix H – Climate Action Plan. Available at: [http://www.cityoffullerton.com/gov/departments/dev\\_serv/general\\_plan\\_update/default.asp](http://www.cityoffullerton.com/gov/departments/dev_serv/general_plan_update/default.asp). Accessed November 2019.
- Orange County Airport Land Use Commission. 2019. *Airport Environs Land Use Plan for Fullerton Municipal Airport. February 21, 2019*
- South Coast Air Quality Management District. 2017. Final 2016 Air Quality Management Plan. March 2017.
- United States Department of the Interior. 1993. National Register of Historic Places Registration Form for the Plummer, Louis, Auditorium. September 30, 1993.
- USDA. 2020. Web Soil Survey. Available at: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed February 2020.

**This page intentionally left blank**

## Appendix A: CalEEMod Results

Fullerton Plummer Auditorium Project - Orange County, Winter

**Fullerton Plummer Auditorium Project**  
**Orange County, Winter**

**1.0 Project Characteristics**

---

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High School	0.00		0.60	3,140.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	30
<b>Climate Zone</b>	8			<b>Operational Year</b>	2021
<b>Utility Company</b>					
<b>CO2 Intensity (lb/MWhr)</b>	0	<b>CH4 Intensity (lb/MWhr)</b>	0	<b>N2O Intensity (lb/MWhr)</b>	0

**1.3 User Entered Comments & Non-Default Data**

Fullerton Plummer Auditorium Project - Orange County, Winter

Project Characteristics -

Land Use - 0.6 is the acreage of the auditorium footprint, though, the entire auditorium will not be subject to construction activities. Building addition of 3140 sq ft

Construction Phase - Assumes 10 weeks of renovation work on the auditorium. Assumes 10 months of building construction and 2 weeks of exterior work.

Off-road Equipment - Anticipated construction list for exterior work

Off-road Equipment - Anticipated

Trips and VMT - Anticipated worker trips associated with renovation/modernization

Grading - Conservative site preparation and grading estimate

Architectural Coating - Anticipated areas to be applied

Area Coating - Building addition.

Stationary Sources - User Defined -

Fullerton Plummer Auditorium Project - Orange County, Winter

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	4,710.00	8,150.00
tblAreaCoating	Area_Nonresidential_Exterior	1570	5000
tblAreaCoating	Area_Nonresidential_Interior	4710	11500
tblConstructionPhase	NumDays	100.00	285.00
tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	NumDays	2.00	10.00
tblConstructionPhase	NumDays	1.00	5.00
tblConstructionPhase	PhaseEndDate	6/10/2020	2/24/2021
tblConstructionPhase	PhaseEndDate	1/17/2020	1/5/2020
tblConstructionPhase	PhaseEndDate	1/22/2020	2/3/2020
tblConstructionPhase	PhaseEndDate	1/20/2020	1/24/2020
tblGrading	AcresOfGrading	0.00	0.20
tblGrading	AcresOfGrading	2.50	0.50
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentType		Other Construction Equipment
tblTripsAndVMT	WorkerTripNumber	10.00	0.00
tblTripsAndVMT	WorkerTripNumber	5.00	6.00
tblTripsAndVMT	WorkerTripNumber	10.00	6.00
tblTripsAndVMT	WorkerTripNumber	1.00	10.00
tblTripsAndVMT	WorkerTripNumber	18.00	2.00
tblTripsAndVMT	WorkerTripNumber	0.00	2.00

**2.0 Emissions Summary**

---





## Fullerton Plummer Auditorium Project - Orange County, Winter

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/6/2020	1/5/2020	5	0	
2	Site Preparation	Site Preparation	1/18/2020	1/24/2020	5	5	
3	Grading	Grading	1/21/2020	2/3/2020	5	10	
4	Building Construction	Building Construction	1/23/2020	2/24/2021	5	285	
5	Paving	Paving	6/11/2020	6/17/2020	5	5	
6	Architectural Coating	Architectural Coating	6/18/2020	6/24/2020	5	5	

**Acres of Grading (Site Preparation Phase): 0.5**

**Acres of Grading (Grading Phase): 0.2**

**Acres of Paving: 0**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 8,150; Non-Residential Outdoor: 1,570; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

## Fullerton Plummer Auditorium Project - Orange County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Aerial Lifts	1	4.00	63	0.31
Building Construction	Other Construction Equipment	1	4.00	172	0.42
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**





Fullerton Plummer Auditorium Project - Orange County, Winter

**3.2 Demolition - 2020**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>							

**3.3 Site Preparation - 2020**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1061	0.0000	0.1061	0.0115	0.0000	0.0115			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085			943.4872	0.3051		951.1158
<b>Total</b>	<b>0.6853</b>	<b>8.4307</b>	<b>4.0942</b>	<b>9.7400e-003</b>	<b>0.1061</b>	<b>0.3353</b>	<b>0.4414</b>	<b>0.0115</b>	<b>0.3085</b>	<b>0.3200</b>			<b>943.4872</b>	<b>0.3051</b>		<b>951.1158</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.3 Site Preparation - 2020**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0261	0.0160	0.1815	6.2000e-004	0.0671	4.4000e-004	0.0675	0.0178	4.1000e-004	0.0182			61.8973	1.4100e-003		61.9326
<b>Total</b>	<b>0.0261</b>	<b>0.0160</b>	<b>0.1815</b>	<b>6.2000e-004</b>	<b>0.0671</b>	<b>4.4000e-004</b>	<b>0.0675</b>	<b>0.0178</b>	<b>4.1000e-004</b>	<b>0.0182</b>			<b>61.8973</b>	<b>1.4100e-003</b>		<b>61.9326</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1061	0.0000	0.1061	0.0115	0.0000	0.0115			0.0000			0.0000
Off-Road	0.6853	8.4307	4.0942	9.7400e-003		0.3353	0.3353		0.3085	0.3085			943.4872	0.3051		951.1158
<b>Total</b>	<b>0.6853</b>	<b>8.4307</b>	<b>4.0942</b>	<b>9.7400e-003</b>	<b>0.1061</b>	<b>0.3353</b>	<b>0.4414</b>	<b>0.0115</b>	<b>0.3085</b>	<b>0.3200</b>			<b>943.4872</b>	<b>0.3051</b>		<b>951.1158</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.3 Site Preparation - 2020**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0261	0.0160	0.1815	6.2000e-004	0.0671	4.4000e-004	0.0675	0.0178	4.1000e-004	0.0182			61.8973	1.4100e-003		61.9326
<b>Total</b>	<b>0.0261</b>	<b>0.0160</b>	<b>0.1815</b>	<b>6.2000e-004</b>	<b>0.0671</b>	<b>4.4000e-004</b>	<b>0.0675</b>	<b>0.0178</b>	<b>4.1000e-004</b>	<b>0.0182</b>			<b>61.8973</b>	<b>1.4100e-003</b>		<b>61.9326</b>

**3.4 Grading - 2020**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7740	0.0000	0.7740	0.4161	0.0000	0.4161			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457			1,147.2352	0.2169		1,152.6578
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>	<b>0.7740</b>	<b>0.4672</b>	<b>1.2412</b>	<b>0.4161</b>	<b>0.4457</b>	<b>0.8617</b>			<b>1,147.2352</b>	<b>0.2169</b>		<b>1,152.6578</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.4 Grading - 2020**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0261	0.0160	0.1815	6.2000e-004	0.0671	4.4000e-004	0.0675	0.0178	4.1000e-004	0.0182			61.8973	1.4100e-003		61.9326
<b>Total</b>	<b>0.0261</b>	<b>0.0160</b>	<b>0.1815</b>	<b>6.2000e-004</b>	<b>0.0671</b>	<b>4.4000e-004</b>	<b>0.0675</b>	<b>0.0178</b>	<b>4.1000e-004</b>	<b>0.0182</b>			<b>61.8973</b>	<b>1.4100e-003</b>		<b>61.9326</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7740	0.0000	0.7740	0.4161	0.0000	0.4161			0.0000			0.0000
Off-Road	0.8674	7.8729	7.6226	0.0120		0.4672	0.4672		0.4457	0.4457			1,147.2352	0.2169		1,152.6578
<b>Total</b>	<b>0.8674</b>	<b>7.8729</b>	<b>7.6226</b>	<b>0.0120</b>	<b>0.7740</b>	<b>0.4672</b>	<b>1.2412</b>	<b>0.4161</b>	<b>0.4457</b>	<b>0.8617</b>			<b>1,147.2352</b>	<b>0.2169</b>		<b>1,152.6578</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.4 Grading - 2020**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0261	0.0160	0.1815	6.2000e-004	0.0671	4.4000e-004	0.0675	0.0178	4.1000e-004	0.0182			61.8973	1.4100e-003		61.9326
<b>Total</b>	<b>0.0261</b>	<b>0.0160</b>	<b>0.1815</b>	<b>6.2000e-004</b>	<b>0.0671</b>	<b>4.4000e-004</b>	<b>0.0675</b>	<b>0.0178</b>	<b>4.1000e-004</b>	<b>0.0182</b>			<b>61.8973</b>	<b>1.4100e-003</b>		<b>61.9326</b>

**3.5 Building Construction - 2020**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1285	11.7937	9.9956	0.0153		0.6678	0.6678		0.6143	0.6143			1,483.6901	0.4799		1,495.6864
<b>Total</b>	<b>1.1285</b>	<b>11.7937</b>	<b>9.9956</b>	<b>0.0153</b>		<b>0.6678</b>	<b>0.6678</b>		<b>0.6143</b>	<b>0.6143</b>			<b>1,483.6901</b>	<b>0.4799</b>		<b>1,495.6864</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.5 Building Construction - 2020**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	3.3400e-003	0.1041	0.0301	2.4000e-004	6.3900e-003	5.5000e-004	6.9400e-003	1.8400e-003	5.3000e-004	2.3700e-003			26.4466	2.3000e-003		26.5042
Worker	0.0434	0.0266	0.3025	1.0300e-003	0.1118	7.4000e-004	0.1125	0.0296	6.8000e-004	0.0303			103.1621	2.3500e-003		103.2210
<b>Total</b>	<b>0.0468</b>	<b>0.1308</b>	<b>0.3327</b>	<b>1.2700e-003</b>	<b>0.1182</b>	<b>1.2900e-003</b>	<b>0.1195</b>	<b>0.0315</b>	<b>1.2100e-003</b>	<b>0.0327</b>			<b>129.6087</b>	<b>4.6500e-003</b>		<b>129.7252</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1285	11.7937	9.9956	0.0153		0.6678	0.6678		0.6143	0.6143			1,483.6901	0.4799		1,495.6864
<b>Total</b>	<b>1.1285</b>	<b>11.7937</b>	<b>9.9956</b>	<b>0.0153</b>		<b>0.6678</b>	<b>0.6678</b>		<b>0.6143</b>	<b>0.6143</b>			<b>1,483.6901</b>	<b>0.4799</b>		<b>1,495.6864</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.5 Building Construction - 2020**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	3.3400e-003	0.1041	0.0301	2.4000e-004	6.3900e-003	5.5000e-004	6.9400e-003	1.8400e-003	5.3000e-004	2.3700e-003			26.4466	2.3000e-003		26.5042
Worker	0.0434	0.0266	0.3025	1.0300e-003	0.1118	7.4000e-004	0.1125	0.0296	6.8000e-004	0.0303			103.1621	2.3500e-003		103.2210
<b>Total</b>	<b>0.0468</b>	<b>0.1308</b>	<b>0.3327</b>	<b>1.2700e-003</b>	<b>0.1182</b>	<b>1.2900e-003</b>	<b>0.1195</b>	<b>0.0315</b>	<b>1.2100e-003</b>	<b>0.0327</b>			<b>129.6087</b>	<b>4.6500e-003</b>		<b>129.7252</b>

**3.5 Building Construction - 2021**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0037	10.4758	9.8383	0.0153		0.5678	0.5678		0.5224	0.5224			1,483.7879	0.4799		1,495.7851
<b>Total</b>	<b>1.0037</b>	<b>10.4758</b>	<b>9.8383</b>	<b>0.0153</b>		<b>0.5678</b>	<b>0.5678</b>		<b>0.5224</b>	<b>0.5224</b>			<b>1,483.7879</b>	<b>0.4799</b>		<b>1,495.7851</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.5 Building Construction - 2021**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	2.8000e-003	0.0936	0.0279	2.4000e-004	6.3900e-003	2.0000e-004	6.5900e-003	1.8400e-003	1.9000e-004	2.0300e-003			26.2189	2.2100e-003		26.2742
Worker	0.0409	0.0240	0.2803	1.0000e-003	0.1118	7.2000e-004	0.1125	0.0296	6.7000e-004	0.0303			99.5832	2.1300e-003		99.6365
<b>Total</b>	<b>0.0437</b>	<b>0.1176</b>	<b>0.3082</b>	<b>1.2400e-003</b>	<b>0.1182</b>	<b>9.2000e-004</b>	<b>0.1191</b>	<b>0.0315</b>	<b>8.6000e-004</b>	<b>0.0323</b>			<b>125.8021</b>	<b>4.3400e-003</b>		<b>125.9107</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0037	10.4758	9.8383	0.0153		0.5678	0.5678		0.5224	0.5224			1,483.7879	0.4799		1,495.7851
<b>Total</b>	<b>1.0037</b>	<b>10.4758</b>	<b>9.8383</b>	<b>0.0153</b>		<b>0.5678</b>	<b>0.5678</b>		<b>0.5224</b>	<b>0.5224</b>			<b>1,483.7879</b>	<b>0.4799</b>		<b>1,495.7851</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.5 Building Construction - 2021**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	2.8000e-003	0.0936	0.0279	2.4000e-004	6.3900e-003	2.0000e-004	6.5900e-003	1.8400e-003	1.9000e-004	2.0300e-003			26.2189	2.2100e-003		26.2742
Worker	0.0409	0.0240	0.2803	1.0000e-003	0.1118	7.2000e-004	0.1125	0.0296	6.7000e-004	0.0303			99.5832	2.1300e-003		99.6365
<b>Total</b>	<b>0.0437</b>	<b>0.1176</b>	<b>0.3082</b>	<b>1.2400e-003</b>	<b>0.1182</b>	<b>9.2000e-004</b>	<b>0.1191</b>	<b>0.0315</b>	<b>8.6000e-004</b>	<b>0.0323</b>			<b>125.8021</b>	<b>4.3400e-003</b>		<b>125.9107</b>

**3.6 Paving - 2020**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669			1,035.3926	0.3016		1,042.9323
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7716</b>	<b>7.2266</b>	<b>7.1128</b>	<b>0.0113</b>		<b>0.3950</b>	<b>0.3950</b>		<b>0.3669</b>	<b>0.3669</b>			<b>1,035.3926</b>	<b>0.3016</b>		<b>1,042.9323</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.6 Paving - 2020**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	8.6900e-003	5.3200e-003	0.0605	2.1000e-004	0.0224	1.5000e-004	0.0225	5.9300e-003	1.4000e-004	6.0600e-003			20.6324	4.7000e-004		20.6442
<b>Total</b>	<b>8.6900e-003</b>	<b>5.3200e-003</b>	<b>0.0605</b>	<b>2.1000e-004</b>	<b>0.0224</b>	<b>1.5000e-004</b>	<b>0.0225</b>	<b>5.9300e-003</b>	<b>1.4000e-004</b>	<b>6.0600e-003</b>			<b>20.6324</b>	<b>4.7000e-004</b>		<b>20.6442</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7716	7.2266	7.1128	0.0113		0.3950	0.3950		0.3669	0.3669			1,035.3926	0.3016		1,042.9323
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7716</b>	<b>7.2266</b>	<b>7.1128</b>	<b>0.0113</b>		<b>0.3950</b>	<b>0.3950</b>		<b>0.3669</b>	<b>0.3669</b>			<b>1,035.3926</b>	<b>0.3016</b>		<b>1,042.9323</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.6 Paving - 2020**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	8.6900e-003	5.3200e-003	0.0605	2.1000e-004	0.0224	1.5000e-004	0.0225	5.9300e-003	1.4000e-004	6.0600e-003			20.6324	4.7000e-004		20.6442
<b>Total</b>	<b>8.6900e-003</b>	<b>5.3200e-003</b>	<b>0.0605</b>	<b>2.1000e-004</b>	<b>0.0224</b>	<b>1.5000e-004</b>	<b>0.0225</b>	<b>5.9300e-003</b>	<b>1.4000e-004</b>	<b>6.0600e-003</b>			<b>20.6324</b>	<b>4.7000e-004</b>		<b>20.6442</b>

**3.7 Architectural Coating - 2020**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.0104					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928
<b>Total</b>	<b>9.2526</b>	<b>1.6838</b>	<b>1.8314</b>	<b>2.9700e-003</b>		<b>0.1109</b>	<b>0.1109</b>		<b>0.1109</b>	<b>0.1109</b>			<b>281.4481</b>	<b>0.0218</b>		<b>281.9928</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**3.7 Architectural Coating - 2020**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	8.6900e-003	5.3200e-003	0.0605	2.1000e-004	0.0224	1.5000e-004	0.0225	5.9300e-003	1.4000e-004	6.0600e-003			20.6324	4.7000e-004		20.6442
<b>Total</b>	<b>8.6900e-003</b>	<b>5.3200e-003</b>	<b>0.0605</b>	<b>2.1000e-004</b>	<b>0.0224</b>	<b>1.5000e-004</b>	<b>0.0225</b>	<b>5.9300e-003</b>	<b>1.4000e-004</b>	<b>6.0600e-003</b>			<b>20.6324</b>	<b>4.7000e-004</b>		<b>20.6442</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.0104					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109			281.4481	0.0218		281.9928
<b>Total</b>	<b>9.2526</b>	<b>1.6838</b>	<b>1.8314</b>	<b>2.9700e-003</b>		<b>0.1109</b>	<b>0.1109</b>		<b>0.1109</b>	<b>0.1109</b>			<b>281.4481</b>	<b>0.0218</b>		<b>281.9928</b>



Fullerton Plummer Auditorium Project - Orange County, Winter

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
High School	0.558976	0.043534	0.209821	0.113949	0.016111	0.005791	0.025447	0.016654	0.001713	0.001553	0.004896	0.000590	0.000966

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	1.1000e-003	9.9900e-003	8.3900e-003	6.0000e-005		7.6000e-004	7.6000e-004		7.6000e-004	7.6000e-004			11.9831	2.3000e-004	2.2000e-004	12.0543
NaturalGas Unmitigated	1.1000e-003	9.9900e-003	8.3900e-003	6.0000e-005		7.6000e-004	7.6000e-004		7.6000e-004	7.6000e-004			11.9831	2.3000e-004	2.2000e-004	12.0543

Fullerton Plummer Auditorium Project - Orange County, Winter

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
High School	101.856	1.1000e-003	9.9900e-003	8.3900e-003	6.0000e-005		7.6000e-004	7.6000e-004		7.6000e-004	7.6000e-004			11.9831	2.3000e-004	2.2000e-004	12.0543
<b>Total</b>		<b>1.1000e-003</b>	<b>9.9900e-003</b>	<b>8.3900e-003</b>	<b>6.0000e-005</b>		<b>7.6000e-004</b>	<b>7.6000e-004</b>		<b>7.6000e-004</b>	<b>7.6000e-004</b>			<b>11.9831</b>	<b>2.3000e-004</b>	<b>2.2000e-004</b>	<b>12.0543</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
High School	0.101856	1.1000e-003	9.9900e-003	8.3900e-003	6.0000e-005		7.6000e-004	7.6000e-004		7.6000e-004	7.6000e-004			11.9831	2.3000e-004	2.2000e-004	12.0543
<b>Total</b>		<b>1.1000e-003</b>	<b>9.9900e-003</b>	<b>8.3900e-003</b>	<b>6.0000e-005</b>		<b>7.6000e-004</b>	<b>7.6000e-004</b>		<b>7.6000e-004</b>	<b>7.6000e-004</b>			<b>11.9831</b>	<b>2.3000e-004</b>	<b>2.2000e-004</b>	<b>12.0543</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Fullerton Plummer Auditorium Project - Orange County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0831	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000		0.0000
Unmitigated	0.0831	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000		0.0000

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0210					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0622					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0831</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>			<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

Fullerton Plummer Auditorium Project - Orange County, Winter

**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0210					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0622					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0831</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>			<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**7.0 Water Detail**

---

**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

---

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

---

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

**10.0 Stationary Equipment**

---

**Fire Pumps and Emergency Generators**

Fullerton Plummer Auditorium Project - Orange County, Winter

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

---

## **APPENDIX B**

# **NOTICE OF PREPARATION**

---

This page intentionally left blank.

---

# Notice of Preparation

---

## Notice of Preparation

To: State Clearinghouse  
1400 10th Street  
Sacramento, CA 95814  
(Address)

From: Fullerton Joint Union High School District  
1051 W. Bastanchury Rd  
Fullerton, CA 92833  
(Address)

**Subject: Notice of Preparation of a Draft Environmental Impact Report**

Fullerton Joint Union High School District will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (  is  is not ) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Todd Butcher, Executive Director of Facilities & Construction at the address shown above. We will need the name for a contact person in your agency.

Project Title: Fullerton Plummer Auditorium

Project Applicant, if any: \_\_\_\_\_

Date March 31, 2020

Signature Todd Butcher, ME

Title Executive Director of Facilities & Construction

Telephone (714) 870-2823

**Reference:** California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

**Fullerton Joint Union High School District  
Fullerton Union High School Plummer Auditorium Seismic and  
Access Upgrade Project EIR  
SUBJECT: NOTICE OF PREPARATION**

**TO:** Agencies, Organizations, and Interested Parties

Notice of Preparation of an Environmental Impact Report in Compliance with Title 14, sections 15082(a), 15103, and 15375 of the California Code of Regulations

The Fullerton Joint Union High School District (District) is the Lead Agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the Project identified below. The Lead Agency has prepared this Notice of Preparation (NOP) for the EIR in order to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the scope of the environmental analysis addressing the potential environmental impacts of the Project.

**PROJECT TITLE:** Fullerton Union High School Plummer Auditorium Seismic and Access Upgrade Project

**AGENCIES:** The District requests each agency to provide comments and suggestions relevant to your agency's statutory responsibilities in connection with the Project, in accordance with California Code of Regulations, Title 14, section 15082(b).

**ORGANIZATIONS AND INTERESTED PARTIES:** The District requests your comments and concerns regarding the environmental issues associated with implementation of this Project.

**PROJECT LOCATION:** The Proposed Project is located at 201 E. Chapman Avenue, Fullerton, CA (APN 029-050-02) on the Fullerton Union High School campus.

**EXISTING AND SURROUNDING LAND USES:** The land uses immediately surrounding the Project Area consist of Fullerton High School and Fullerton College. Parking for the Plummer Auditorium is located south of E. Chapman Avenue.

**EXISTING LAND DESIGNATIONS:** The Project Area is designated as School in the City of Fullerton General Plan Land Use Map and land uses immediately surrounding the Project Area consist of school buildings.

**PROJECT DESCRIPTION:** The Plummer Auditorium located at the corner of E. Chapman Avenue and Lemon Street on the Fullerton High School campus (201 E. Chapman Avenue) is a historic resource (listed on the National Register of Historic Places). The approach to design, alterations, and additions, has been completed with the objective of retaining historic character and maintaining the character-defining spaces and features of the existing building and its setting. Therefore, the significance of the building has been recognized and acknowledged.

The Plummer Auditorium is a single-story concrete shear-wall building with a Mezzanine, full basement, and clock tower.

Pursuant to Title 24 Part 1 Section 4-306 of the California Code of Regulations, the proposed project would rehabilitate the existing building, including the following notable items:

- Strengthen the concrete columns and pilasters with steel plate and/or fiber reinforced polymer wrap.
- Strengthen the clock tower exterior walls with fiber reinforced polymer wrap.
- Construct new exterior buttresses to the west of the colonnade walkway. This includes new concrete caisson foundations.
- Infill the east stage opening with concrete shear wall.
- Reinforce the main roof concrete diaphragm perimeter with bolted steel plate.
- Construct a new concrete shear wall entry lobby to the east of the existing structure
- Provide Accessibility to toilet rooms at basement
- Provide Accessible toilet facilities at first level
- Provide Accessible seating at auditorium level
- Fire sprinkler upgrade
- Complete Fire alarm upgrade

Building Addition - Lobby, which provides accessible entrance, accessible restrooms, accessible path to auditorium seating and basement, and ticket booth.

Building addition area:

771 square feet at the northeast Basement / Dressing room area

2,369 square feet at the southeast portion of the building, Lobby, Restrooms and Ticket booth

Total area: 3,140 square feet

**PROBABLE ENVIRONMENTAL EFFECTS:** The District has prepared an Initial Study (IS) that describes the potential environmental effects of the Proposed Project. It determined that there are potential impacts related to aesthetics and historic resources. Based on the conclusions of the Initial Study, it has been determined that an EIR is the appropriate level of environmental documentation. The EIR will include the provision of alternatives.

**PUBLIC REVIEW PERIOD:** The District has determined to make this NOP and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). *The District will accept written comments for the NOP and Initial Study between April 8, 2020 and May 7, 2020.*

**RESPONSES AND COMMENTS:** Please indicate a contact person for your agency or organization and send your comments to:

Todd Butcher  
1051 W. Bastanchury Road  
Fullerton, CA 92833

Your comments may also be sent by email to [akang@fjuhsd.org](mailto:akang@fjuhsd.org) and include "Plummer Auditorium" in the subject line.

**DOCUMENT AVAILABILITY:** The Initial Study is available for public review during regular business hours at the locations listed below.

- 1051 W. Bastanchury Rd, Fullerton, CA 92833
- Online at the District's website: <https://www.fjuhsd.org/>

**ATTACHMENTS:**

Figure 1: Project Location Map

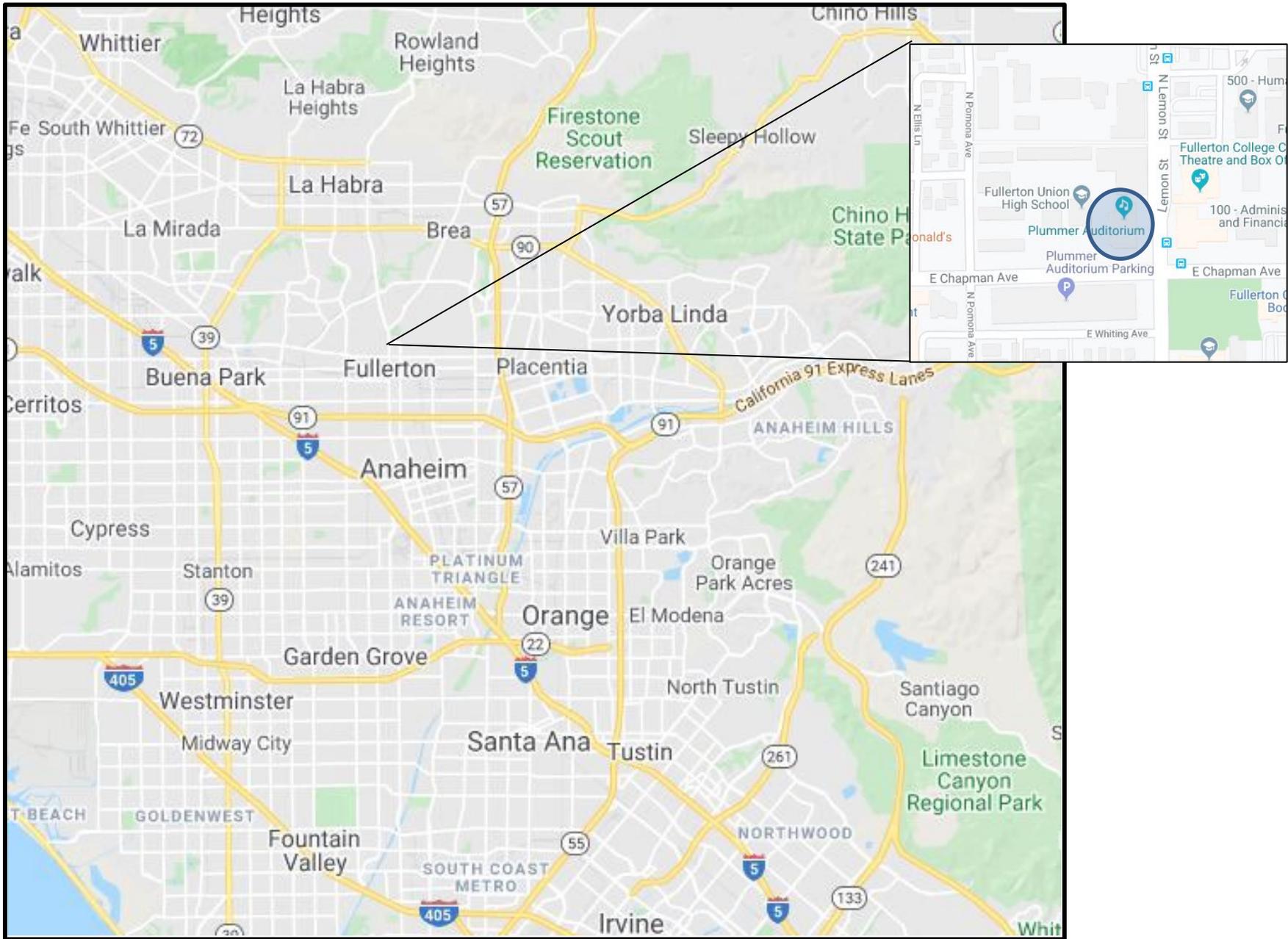


Figure 1: Project Location Map

## **APPENDIX C**

### **PUBLIC COMMENTS ON THE NOTICE OF PREPARATION**

---

This page intentionally left blank.

---

**NATIVE AMERICAN HERITAGE COMMISSION**

April 9, 2020

Todd Butcher  
Fullerton Joint Union High School District  
1051 W. Bastanchury Road  
Fullerton, CA 92833

**Re: 2020040105, Fullerton Plummer Auditorium Project, Orange County**

Dear Mr. Butcher:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

SECRETARY  
**Merri Lopez-Keifer**  
Luiseño

PARLIAMENTARIAN  
**Russell Atebery**  
Karuk

COMMISSIONER  
**Marshall McKay**  
Wintun

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Joseph Myers**  
Pomo

COMMISSIONER  
**Julie Tumamait-**  
**Stenslie**  
Chumash

COMMISSIONER  
**[Vacant]**

EXECUTIVE SECRETARY  
**Christina Snider**  
Pomo

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
  
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
  
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
  
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
  
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
  
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

**8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

**9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

**10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**

- a.** Avoidance and preservation of the resources in place, including, but not limited to:
  - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
  - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - i.** Protecting the cultural character and integrity of the resource.
  - ii.** Protecting the traditional use of the resource.
  - iii.** Protecting the confidentiality of the resource.
- c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
- e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
- f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

**11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
- b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
- c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
  
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:  
[Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,



Andrew Green  
Staff Services Analyst

cc: State Clearinghouse

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12

1750 EAST FOURTH STREET, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6267

FAX (657) 328-6510

TTY 711

[www.dot.ca.gov](http://www.dot.ca.gov)*Making Conservation  
a California Way of Life.*

May 5, 2020

Todd Butcher  
Fullerton Joint Union High School District  
1051 W. Bastanchury Road  
Fullerton, CA 92833

File: IGR/CEQA  
SCH: 2020040105  
12-ORA-2020-01361  
SR 57; PM 17.309  
SR 91; PM 3.517

Dear Mr. Butcher

Thank you for including the California Department of Transportation (Caltrans) in the review of the Initial Study (IS) for the proposed Plummer Auditorium Seismic and Access Upgrade Project. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

The proposed project would rehabilitate the existing building under the provisions of Title 24 Part 1 Section 4-306 and Secretary of the Interior's Rehabilitation Standards, which includes the following notable items:

- Strengthen the concrete columns and pilasters with steel plate and/or fiber reinforced polymer wrap.
- Strengthen the clock tower exterior walls with fiber reinforced polymer wrap.
- Construct new exterior buttresses to the west of the colonnade walkway. This includes new concrete caisson foundations.
- Infill the east stage opening with concrete shear wall.
- Reinforce the main roof concrete diaphragm perimeter with bolted steel plate.
- Construct a new concrete shear wall entry lobby to the east of the existing structure.
- Provide Accessibility to toilet rooms at basement.
- Provide Accessible toilet facilities at first level, and;
- Provide Accessible seating at auditorium level.

The Proposed Project is located at 201 E. Chapman Avenue, Fullerton, CA on the Fullerton Union High School campus. The land uses immediately surrounding the Project Area consist of Fullerton High School and Fullerton College. Parking for the Plummer Auditorium is located south of E. Chapman Avenue. Plummer Auditorium can be accessed regionally by both State Route 57 (SR 57) and State Route 91 (SR

91). SR 57 and SR 91 are owned and operated by Caltrans. Caltrans is a responsible/commenting agency and has the following comments:

**Project Management**

- Currently, there are not any planned projects on SR-57 that will impact this proposed improvement. However, please continue to coordinate with Caltrans Project Managers and the Caltrans Permits Branch for current and upcoming projects.

**Permits:**

- Any project work proposed in the vicinity of the State right of way will require an encroachment permit, and all environmental concerns must be adequately addressed. Please coordinate with Caltrans in order to meet the requirements for any work within or near State Right-of-Way. A fee may apply. If the cost of work within the State right of way is below one Million Dollars, the Encroachment Permit process will be handled by our Permits Branch; otherwise the permit should be authorized through the Caltrans's Project Development Department. When applying for Encroachment Permit, please incorporate all Environmental Documentation, SWPPP/ WPCP, NPDES, Hydraulic Calculations, R/W certification and all relevant design details including design exception approvals. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual. The latest edition of the Manual is available on the web site: <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at 657-328-6368 or [Julie.lugaro@dot.ca.gov](mailto:Julie.lugaro@dot.ca.gov).

Sincerely,



SCOTT SHELLEY  
Branch Chief, Regional-IGR-Transit Planning  
District 12

## **APPENDIX D**

# **HISTORIC RESOURCES TECHNICAL REPORT**

This page intentionally left blank.

---