



Section 5.3:

Aesthetics and Light/Glare



SECTION 5.3

AESTHETICS AND LIGHT/GLARE

5.3.1 PURPOSE

This section evaluates the City's visual quality and assesses the potential for visual impacts associated with implementation of The Fullerton Plan (proposed General Plan Update). Because of its inherent subjectivity, difficulties arise in the evaluation of visual quality and the degree of impact that may result from visual change. Additionally, there are limited objectives or quantitative standards to analyze visual quality and individuals respond differently to changes in the visual environment. What may be considered an adverse visual condition to one person may represent an improved visual condition to another.

5.3.2 EXISTING REGULATORY SETTING

CALIFORNIA SCENIC HIGHWAYS AND HISTORIC PARKWAYS PROGRAM

The California Scenic Highways and Historic Parkways Program was created in 1963 to preserve and protect highway corridors located in areas of outstanding natural beauty from changes that would diminish the aesthetic value of the adjacent lands. The State of California Department of Transportation (Caltrans) maintains its State Scenic Highways and Historic Parkways Program, through which segments of the State highway system are designated as being of particular scenic value or interest. A highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. Interstates, state highways, byways, and parkways are eligible for designation or for recognition as eligible for designation. The Program is governed by the regulations found in the California Streets and Highways Code, Section 260 et seq.

California Streets and Highway Code Section 261 requires local government agencies to take the following actions to protect the scenic appearance of the scenic corridor:

- Regulate land use and density of development;
- Provide detailed land and site planning;
- Prohibit offsite outdoor advertising and control of on-site outdoor advertising;
- Pay careful attention to and control of earthmoving and landscaping; and
- Scrutinize the design and appearance of structures and equipment.

California Streets and Highway Code Section 263 allows the California State Legislature the authority to identify highways as eligible for designation as a scenic highway. The government with jurisdiction over land abutting a highway considered to be scenic is required to adopt a "scenic corridor protection program" that restricts development, outdoor advertising, and earthmoving activities along the affected segment or corridor ("Corridor Protection Program"). Caltrans must also indicate that the highway segment meets established criteria in order for the roadway or segment to be designated as scenic.



There are presently no officially designated State Scenic Highways that traverse Fullerton.

CITY OF FULLERTON GENERAL PLAN

Fullerton's current General Plan was adopted in 1996. The Fullerton General Plan includes goals, policies, and programs intended to protect significant scenic resources and reinforce the importance of maintaining such resources that contribute to the unique visual and historic character of the area and surrounding environment, as future development occurs.

The Resource Management Element establishes goals, policies, and actions for preserving open space and natural and cultural resources, including scenic corridors and rural streets. The General Plan Technical Appendices includes the *Scenic Corridor Design Guidelines (Guidelines)*, which establish design criteria applicable to scenic corridors within the City.

The protection of existing natural features, such as topography, stands of trees, and other plant material of substantial scenic value is a key component of the guidelines, as is control of building and site design. Outdoor advertising and signage are also addressed in the guidelines.

CITY OF FULLERTON MUNICIPAL CODE

Scenic Resources and Visual Character

While the General Plan provides long-range and broad categories of land use, Fullerton Municipal Code (FMC) Title 15 (Zoning Code), provides specific development standards that influence the City's scenic views and visual character, and restrict lighting. The Zoning Code implements the broad Fullerton General Plan goals and policies by classifying and regulating the specific uses of land and structures within the City.

The Zoning Code establishes development standards that include, but are not limited to, the following:

- Minimum lot size;
- Building setbacks;
- Lot coverage, building area and floor/area ratio requirements;
- Maximum height requirements;
- Open space requirements;
- Fencing and walls; and
- Landscaping requirements.

FMC Chapter 15.35 (Commercial Greenbelt (C-G) Zone) is applicable to the areas designated by the Fullerton General Plan as "Greenbelt Concept." The zone identifies property where, due to its scenic environment and proximity to residential areas, only restrictive commercial activities should be allowed to take place. The Commercial Greenbelt (C-G) zone requires that proposed development consist of only highly aesthetic, unobtrusive buildings or structures and related improvements, blended into a heavily landscaped setting. This chapter establishes specific site development standards, including lighting.



FMC Chapter 15.44 (Rural Street Overlay Zone) is an overlay zone intended to minimize conflicts in rural neighborhoods between the existing residential development pattern and new residential development or substantial additions to existing residences. The requirements of the overlay zone are intended to supplement those requirements contained in the base zone. At the time a Rural Street Overlay is established for a neighborhood, design guidelines are required to be prepared for review by the Planning Commission and adoption by the City Council.

FMC Chapter 15.47 (Site Plan Review) identifies criteria applicable to the review of development projects, which include preserving public views and scenic vistas from unreasonable encroachment.

FMC Chapter 15.48 (Landmarks, Landmark Districts, Residential Preservation Zones and Significant Properties) is intended to recognize the desirability of establishing guidelines for the preservation, restoration, and protection of historic and cultural resources in several categories within the City. The guidelines are considered necessary in order for the public and the City to work together in preserving those elements of Fullerton's heritage which may now or in the future be endangered as to their very existence or in maintaining their historic or cultural integrity.

FMC Chapter 15.49 (Sign Standards and Regulation), regulates the size, height, design, quality of materials, construction, illumination, location, and maintenance of all signs and sign structures in the City. The provisions apply to all signs on private property either placed in the ground or installed or placed on the outside of a building or structure. The provisions also apply to a sign placed on the inside of a building or structure that can be viewed from the outside.

FMC Chapter 15.56 (General Provisions, Conditions and Exceptions) is applicable to any proposal to develop or use property and includes standards that influence the visual character of a development site for the following issue areas:

- Temporary structures;
- Height and setback exceptions;
- Illumination of premises (refer to "Lighting" discussion);
- Trash storage and disposal;
- Location and screening of mechanical equipment;
- Improvement and maintenance of parking area; and
- Synthetic turf.

Lighting

The FMC includes specific standards that address the provision of lighting in the various residential and non-residential zones. Additionally, the FMC requires all on-site lighting devices be designed so as to limit glare/spillover onto adjacent property with a residential zone classification and lighting provided to illuminate any parking area be arranged so as to reflect the light and glare away from adjacent properties.



Specific Plans

FMC Chapter 15.21 (Specific Plan District (SPD) Zone), provides for the orderly, systematic, detailed and enhanced implementation of particular areas of the General Plan where a variety or combination of land uses are being proposed over a substantial amount of land. The SPD zone provides for the establishment of physical development standards and regulations for land uses that may be unique to the particular area where a Specific Plan is being adopted.

Each Specific Plan shall include the specific land uses including open space, development standards, and regulations, criteria for development, and maintenance and use of the property subject to the Specific Plan. Development standards shall include but not be limited to the height, setback, landscaping, lot coverage, floor area ratios, utilities and parking requirements.

5.3.3 EXISTING ENVIRONMENTAL SETTING

VIEWSHEDS AND SCENIC VISTAS

A viewshed is generally defined as an area that can be seen from a given vantage point and viewing direction. A viewshed is composed of foreground items (items closer to the viewer) that are seen in detail and background items (items at some distance from the viewer) that frame the view.

A scenic vista is generally defined as a view of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the viewshed. Scenic vistas may also be represented by a particular distant view that provides visual relief from less attractive views of nearby features. Other designated Federal and State lands, as well as local open space or recreational areas, may also offer scenic vistas if they represent a valued aesthetic view within the surrounding landscape.

The southern portion of the City is relatively flat. Existing buildings and adjacent roadways are the dominant visual elements in this portion of the City. The northern portion of the City is dominated by gently rolling hills, which offer long range views and broad vistas. Views from the south to the north consist of canyons, hillsides, and ridges primarily associated with the East and West Coyote Hills. These areas are visible from the southern portion of the City and surrounding areas and provide visual relief from the more densely developed areas located within the south. Within the northern portion of the City, the hillsides include undeveloped areas and vista points that provide long distance views of the City and surrounding region.

SCENIC CORRIDORS/RURAL STREETS

A scenic corridor consists of the visible land area outside a highway right-of-way which realistically can be protected or preserved through land use control, and is generally described as “the view from the road”. As such, the lateral extent of a corridor will vary with the natural characteristics of the landscape as viewed by the motorist and, in Fullerton’s case, the characteristics of the urban landscape.



Existing General Plan Resource Management Element Exhibit RM-4 identifies the location of scenic corridors and rural streets within Fullerton. Although many of Fullerton's roadways are scenic corridors, particular attention is focused on the City's northern streets because of the view of the local foothills and valleys, "long-distance" views southward to the Pacific Ocean, northwesterly views toward the Los Angeles slope line, and north/northeasterly views to the Puente Hills and San Gabriel Mountains.

Design criteria applicable to scenic corridors and rural streets are contained in the General Plan Technical Appendices. The protection of existing natural features, such as topography, stands of trees, and other plant material of substantial scenic value is a key component of the guidelines, as is control of building and site design. Outdoor advertising and signage are also addressed. The rural classification is intended to preserve pastoral qualities along a number of picturesque rural residential street frontages. Predominant characteristics of the rural street designation are the absence of sidewalks, curbs and gutters, street lights and parkway trees.

VISUAL CHARACTER

The City's present form has been influenced by its transportation infrastructure and system. Additionally, the natural and manmade elements contribute to its visual character and quality. These aesthetic elements include the native vegetation present throughout the Coyote Hills East and West, historic areas, and residential neighborhoods.

DEVELOPMENT PATTERNS

Fullerton encompasses approximately 14,376 acres (approximately 22.3 square miles) within an urbanized portion of north Orange County. The City, which was incorporated in 1904, is approximately 90 percent built-out, exclusive of open space and parks and recreational facilities. The overall density of development is relatively low within the City. The southern portion of the City is relatively flat and more densely developed. The northern portion of the City consists of hillsides with large open space areas. Surrounding cities are also fully developed and urbanized with similar land uses and densities.

The SR-57 Freeway traverses the eastern portion of the City in a north-south direction. It is a physical barrier between the easternmost portion of the City and the remainder of the City located to the west. Residential uses are primarily located east of SR-57. The SR-91 Freeway serves as the City's southern boundary. The Burlington Northern Santa Fe Railroad traverses the southern portion of the City in an east-west direction. Uses surrounding the rail line are predominately industrial, with some commercial.

Residential land uses are distributed throughout the City, encompassing approximately 6,278 acres and accounting for approximately 44 percent of the City. Industrial land uses are the second largest land use in the City encompassing approximately 1,263 acres, or approximately nine percent. Industrial land uses are primarily located within the vicinity of the railroad. Open space/parks and recreational land uses encompass approximately 1,009 acres or approximately seven percent of the City, and are located throughout the City with the greatest concentration occurring within the northern portion of the City. Commercial and public/religious uses each comprise approximately six percent of the City's land uses and include approximately 936 acres and 923 acres, respectively. Commercial uses are primarily located along major corridors and



within the Downtown. Less than one percent (approximately 5.3 acres) of the City is devoted to agricultural uses. Approximately 23 percent of the City involves other uses including parking, utilities, flood control, and rights of way. The remainder of the City (approximately 709 acres or five percent) is comprised of vacant land.

Historic Resources and Landmarks

In the older portions of the City, a number of historic structures and landmarks are present, contributing to the City's visual character. The City's most historically significant areas generally occur north of Chapman Avenue south to Valencia Drive, east to Raymond Avenue and west to Highland Avenue; refer to [Section 5.10, Cultural Resources](#), for a more detailed description of historic resources. Many of these resources are within Downtown Fullerton.

FOCUS AREAS

Twelve geographic focus areas have been identified in the City within which to concentrate future community-based planning efforts. These focus areas generally possess some or all of the following characteristics:

- Areas that are currently experiencing transition or anticipated transition in near future;
- Areas that exhibit special community resources (historic, educational, cultural, etc.);
- Areas providing a variety of development options or market interest; and
- Areas exhibiting potential for enhancement or reinvestment through public or private investment.

Airport Industrial

The Airport Industrial Focus Area is composed of the Fullerton Municipal Airport and surrounding industrial development on the western border of the City, accessible from I-5 and SR-91 Freeways. The Fullerton Municipal Airport is the only general aviation airport in Orange County, accommodating commercial and private flights that are not conducted by airlines or the military. The Airport also serves as a base of operations for public safety operations. This Focus Area is currently comprised mainly of industrial development, with minimal retail and other supportive uses.

Commonwealth Corridor

Commonwealth Avenue is a continuous corridor extending from the City of Buena Park to the Cal State Fullerton campus, characterized by smaller-scale, auto-oriented commercial development with some single and multi-family residential areas. The corridor contains a number of distinct areas, each with its own character. The west end of the corridor is composed mainly of small retail and service uses and is adjacent to the Airport. The center portion of the corridor is adjacent to the Downtown and the Civic Center area. The eastern portion of the corridor contains commercial uses adjacent to residential neighborhoods and some historic buildings.



Orangethorpe Corridor Nodes

The Orangethorpe Corridor Nodes Focus Area encompasses three intersections characterized by neighborhood-serving commercial uses that run along Orangethorpe Boulevard and the portion of Euclid Street from Orangethorpe Boulevard to Malvern. This Focus Area is characterized by smaller-scale, locally-serving retail uses, but without the more contemporary retail and services located in other parts of the City.

Harbor Gateway Focus Area

The Harbor Gateway Focus Area encompasses both sides of Harbor Boulevard from the 91 Freeway north to the railroad tracks. This Focus Area consists of auto-oriented retail development with limited connectivity to the Downtown and adjacent neighborhoods.

Downtown

Downtown Fullerton consists of sidewalk cafes, specialty restaurants, unique shops, entertainment venues, and new housing. Downtown Fullerton offers a pedestrian-friendly, old town atmosphere with a large cluster of historic buildings, shade trees, and decorative walkways. It also serves as a vibrant cultural center with multiple facilities, including the Museum Center, the Downtown Plaza, and Plummer Auditorium. Fullerton College, established in 1913 and the oldest community college in continuous operation in California, is located in this Focus Area.

Transportation Center

The Transportation Center Focus Area is located south of the Downtown, east of Harbor Boulevard and north of the railroad tracks. This Focus Area is situated as a gateway to the Downtown and is heavily used by City residents and commuters. The Fullerton Transportation Center is one of the busiest in Orange County, providing access to Amtrak and Metrolink rail service, the OCTA bus system, private taxi service and secure bicycle storage.

North Harbor Corridor

The North Harbor Corridor extends along both sides of Harbor Boulevard, north from the Downtown. This Focus Area contains a variety of medical-related uses, including St. Jude's Hospital. The courthouse is also located in the North Harbor Corridor. These facilities serve as major employers in the City.

North Industrial

The North Industrial Focus Area is located along Harbor Boulevard and Imperial Highway and serves as the northernmost gateway to the City. The North Industrial Focus Area has historically been characterized by large manufacturing/distribution facilities with some commercial retail uses fronting Imperial Highway.



Chapman Corridor

The Chapman Corridor extends from the Downtown east to State College Boulevard. This Focus Area provides the strongest relationship between the traditional commercial corridor and the existing higher education community, including CSUF, Fullerton College, and Hope International University. The Chapman Corridor is transitioning from single-family and strip mall development to various uses, including offices in historic houses, higher density housing, and more intense commercial uses.

Education

The Education Focus Area is centered on a number of colleges and universities, which are significant contributors to the community's intellectual capital. The Focus Area is home to Cal State Fullerton, Southern California College of Optometry, Hope International University, Dongseo University, and Western State College of Law. Surrounding the educational institutions are commercial and residential areas that support the colleges and universities in serving its student and faculty population.

Southeast Industrial

The Southeast Industrial Focus Area encompasses the largest concentration of Fullerton's industrial base, accessible from the 91 and 57 Freeways and the railroad. The Focus Area is composed mainly of large parcels with one- and two-story buildings. This Focus Area is characterized by businesses that operate during traditional working hours, with minimal nighttime activity.

West Coyote Hills

The West Coyote Hills Focus Area is generally located between Rosecrans Avenue, the northern City limits, the eastern edge of the Hawks Pointe development, and Euclid Avenue. The Focus Area consists of the last large continuous piece of undeveloped land in the City. The Bob Ward Nature Preserve is located in the Focus Area. A Master Specific Plan, adopted in 1977, has guided development in this area.

LIGHT/GLARE

Lighting affects are associated with the use of artificial light during the evening and nighttime hours. There are two primary sources of light: light emanating from building interiors passing through windows and light from exterior sources (i.e., street lighting, building illumination, security lighting, parking lot lighting, and landscape lighting). Light introduction can be a nuisance to adjacent residential areas, diminish the view of the clear night sky, and if uncontrolled, can cause disturbances. Uses such as residences and hotels are considered light sensitive since occupants have expectations of privacy during evening hours and may be subject to disturbance by bright light sources. Light spill is typically defined as the presence of unwanted light on properties adjacent to the property being illuminated. With respect to lighting, the degree of illumination may vary widely depending on the amount of light generated, height



of the light sources, presence of barriers or obstructions, type of light source, and weather conditions.

Glare is primarily a daytime occurrence caused by the reflection of sunlight or artificial light by highly polished surfaces such as window glass or reflective materials and, to a lesser degree, from broad expanses of light-colored surfaces. Perceived glare is the unwanted and potentially objectionable sensation as observed by a person as they look directly into the light sources of a luminaire. Daytime glare generation is common in urban areas and is typically associated with buildings with exterior facades largely or entirely comprised of highly reflective glass. Glare can also be produced during evening and nighttime hours by the reflection of artificial light sources such as automobile headlights. Glare-sensitive uses include residences, hotels, transportation corridors, and aircraft landing corridors.

Sensitive light and glare receptors in and around the City are generally represented by residential uses, natural wildlife habitat areas, and open space lands adjacent to existing or planned development.

Within the City of Fullerton, existing light sources generally include buildings, recreational facilities (i.e., sports fields), and lighting along roadways and parking lots. Interior light emanating from a structure; exterior light sources (i.e., security lighting); or, lighting to illuminate features for safety or decorative purposes may be visible within the existing landscape.

Sunlight reflecting off of a reflective surface can result in glare effects and unsafe visual conditions that may interfere with the vision of motorists operating vehicles in the proximity or that may otherwise generally degrade scenic views. Few structures within the City and the Sphere of Influence presently exhibit highly reflective materials (i.e., high rise buildings with extensive glazing), and therefore, potential glare effects are not considered to be of major concern.

5.3.4 SIGNIFICANCE THRESHOLDS AND CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist, which was included with the Notice of Preparation to show the areas being analyzed within the EIR; refer to [Appendix A](#) of this EIR. The Initial Study includes questions relating to aesthetics and light/glare. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this Section. Accordingly, a project would typically have a significant aesthetic and light/glare impact if the project would result in any of the following:

- Have a substantial adverse effect on a scenic vista.
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- Substantially degrade the existing visual character or quality of the site and its surroundings.
- Create new sources of substantial light or glare, which would adversely affect day or nighttime views in the area.



5.3.5 PROJECT IMPACTS AND MITIGATION MEASURES

SCENIC VISTAS

- IMPLEMENTATION OF THE FULLERTON PLAN WOULD NOT HAVE AN ADVERSE EFFECT ON A SCENIC VISTA.

Impact Analysis: As stated, the City of Fullerton is approximately 90 percent developed, exclusive of the open space and parks and recreational facilities. Given that the City is primarily a built-out area, it is anticipated that future development permitted by The Fullerton Plan would primarily consist of infill and redevelopment.

The northern portion of the City is dominated by gently rolling hills, which offer long range views and broad vistas. Scenic vistas within the City include views of the West and East Coyote Hills from the southern portion of the City, as well as distant views of the City and surrounding region from within these areas. Of the approximately 709 acres of vacant land remaining, the largest vacant area is located within the West Coyote Hills Focus Area.

As discussed in detail in Section 3.0, Project Description, The Fullerton Plan has taken a focused development strategy that would be implemented through future community-based planning efforts within the 12 geographic Focus Areas, with individualized approaches for each area. The East Coyote Hills is not identified as a Focus Area for future change. It is anticipated that this area would remain relatively unchanged and therefore would continue to serve as a scenic vista from areas to the south and provide long range views of the surrounding region.

The undeveloped portion of the West Coyote Hills has been identified as a Focus Area. The West Coyote Hills Focus Area is part of an approximately 1,000-acre Coyote Hills West Master Specific Plan 2-A (Master Specific Plan), adopted in 1977. Development of the remaining undeveloped acreage is being considered as part of the proposed West Coyote Hills Specific Plan Amendment (SPA). The SPA would revise the provisions for the development of the property as represented in the Master Specific Plan to allow for a maximum of 760 residential dwelling units, 68,000 square feet of retail uses, a multiple use site on approximately 17 acres that can be used for schools, parks, public and private recreation facilities and residential uses, and approximately 283 acres of open space for wildlife habitat, trails, and vista parks, as well as improvements to the 72-acre Robert E. Ward Preserve, currently owned by the City. Combined, approximately 355 acres would be preserved as open space and habitat in perpetuity. The Fullerton Plan assumes development of the West Coyote Hills Focus Area consistent with the development potential proposed by the SPA. Thus, future development within West Coyote Hills could alter current views of and within the area.

The Fullerton Plan has established policies to preserve open space and protect the natural environment, while providing opportunities for their public use and enjoyment (Policies P1.3, P24.3, and P24.4). Further, future development under The Fullerton Plan would be subject to compliance with the regulations, guidelines, and development review process set forth in the FMC, as well as The Fullerton Plan goals, policies, and actions. FMC Chapter 15.47 identifies criteria applicable to the review of development projects, which include preserving public views and scenic vistas from unreasonable encroachment.



These regulations and guidelines are intended to diminish conflicts between urban development and visual resources, and preserve hills and ridges. Where permitted, development on hillsides within the City would involve careful siting, grading, and design in order to minimize exposure and preserve the City's vistas. Additionally, due to the conceptual nature of the future development, proposals would require individual assessments of potential project-specific impacts to scenic vistas. If necessary, mitigation would be recommended to reduce potential impacts to a less than significant level. Therefore, future development according to The Fullerton Plan is not anticipated to significantly impact the City's scenic vistas; thus impacts are considered less than significant in this regard.

Proposed General Plan Update Policies and Actions:

- P1.3 ***Protection and Restoration of Natural Resources***
Support projects, programs, policies and regulations to protect, and where appropriate restore, the natural landscape, topography, drainage ways, habitat, and other natural resources when planning improvements to existing and new neighborhoods and districts.
- P1.11 ***Compatibility of Design and Uses***
Support programs, policies and regulations to consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.
- P2.8 ***Responsiveness to Context***
Support projects, programs, policies and regulations to respect the local context including consideration of cultural and historic resources, existing scale and character, and development patterns of the surrounding neighborhood or district.
- P15.2 ***Existing Parks and Recreation Resources***
Support policies, projects, programs, and regulations that preserve, protect, maintain and enhance Fullerton's existing parks, recreational facilities, and trails.
- P24.3 ***Access and Use of Open Space***
Support projects, programs, policies and regulations to increase access to and use of open space resources while respecting the natural environment.
- P24.4 ***Accessibility for All***
Support projects, programs, policies and regulations to ensure that, when natural topography allows, public open spaces are accessible to people of all abilities.

Mitigation Measures: No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.

Level of Significance After Mitigation: Less Than Significant Impact.



STATE SCENIC HIGHWAY/SCENIC CORRIDORS/RURAL STREETS

- IMPLEMENTATION OF THE FULLERTON PLAN WOULD NOT HAVE AN ADVERSE EFFECT ON A STATE SCENIC HIGHWAY/SCENIC CORRIDOR/RURAL STREET.

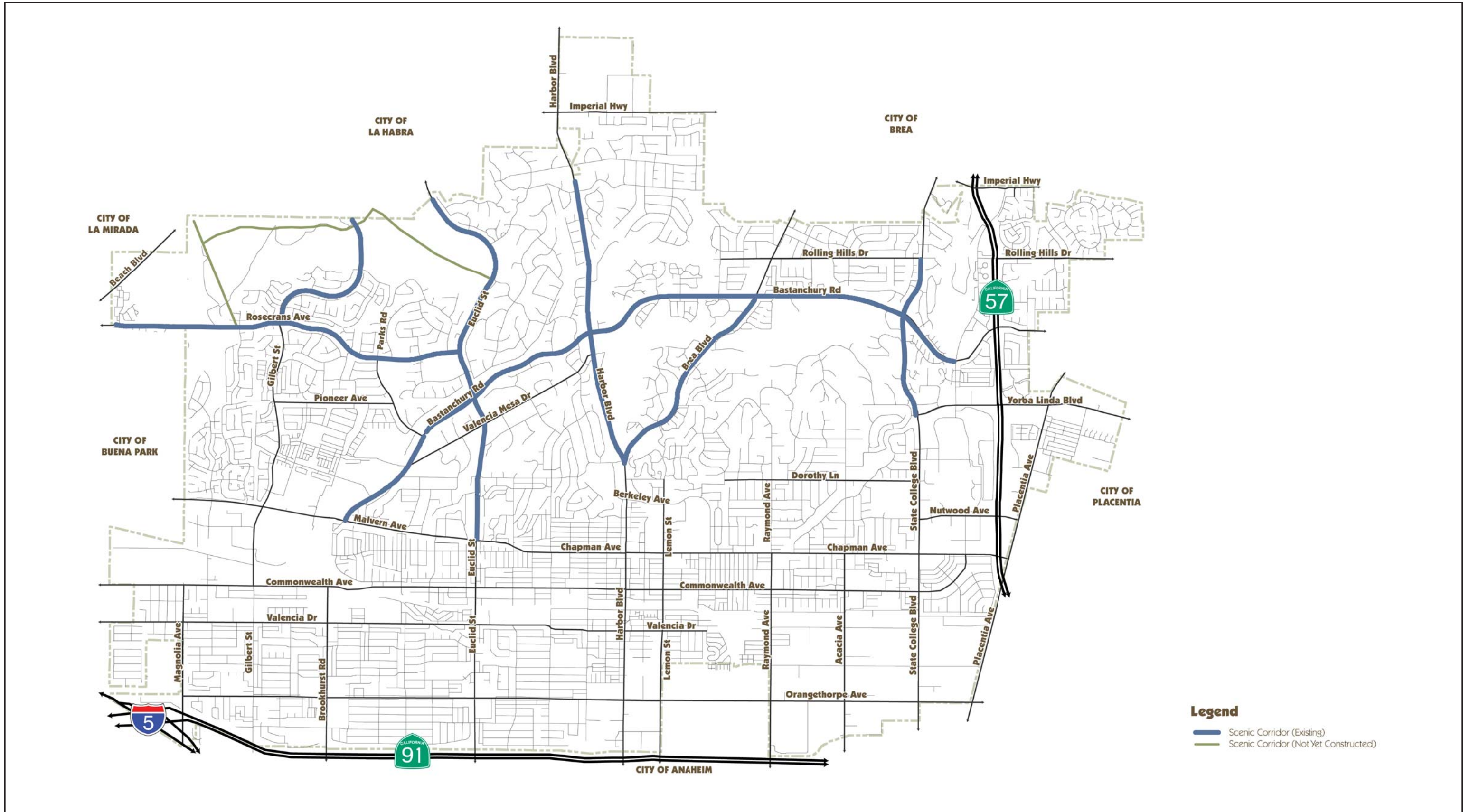
Impact Analysis: There are currently no officially designated State Scenic Highways that traverse Fullerton. However, the City has identified scenic corridors and rural streets for special planning consideration; refer to [Exhibit 5.3-1](#), *Scenic Corridors*, and [Exhibit 5.3-2](#), *Rural Streets*.

Scenic Corridors have been designated with the intent that they be designed and improved in ways which preserve their aesthetic value. The City has adopted the *Scenic Corridor Design Guidelines* (Guidelines) in order to provide a series of special controls for land improvements fronting these rights-of-way as they occur in order to ensure and maintain their value as scenic drives. The Guidelines describe in detail the design treatments and regulations appropriate for the protection and enhancement of scenic corridors and rural routes, including the protection of existing natural features, such as topography, stands of trees, and other plant material of substantial scenic value.

The Fullerton Plan does not propose any changes to the City's currently designated scenic corridors and rural streets. The Fullerton Plan incorporates the Guidelines and associated goals and policies (General Plan Appendix L). There are Scenic Corridors located within or adjacent to the West Coyote Hills and North Harbor Corridor Focus Areas; however, there are no Rural Streets located within any of the Focus Areas.

The West Coyote Hills Focus Area is envisioned as the largest open space area in the City. Connectivity between the trail systems in and around the Focus Area would improve access to recreational and educational opportunities for residents. Sustainable best management practices would preserve the important natural resources in the West Coyote Hills area. Future development within the West Coyote Hills Focus Area would be reviewed for consistency with the Guidelines and the goals, policies, and actions of The Fullerton Plan in order to ensure that the aesthetic character of the existing Scenic Corridors are preserved.

The North Harbor Corridor Focus Area is envisioned as the scenic northern gateway into the City's Downtown. It is anticipated that the Focus Area would offer a balanced mix of housing, retail and office uses that support the expansion of St. Jude's Hospital, other medical-related uses, and the adjacent courthouse. The North Harbor Corridor would emphasize a theme of "community wellness" by providing active living spaces and connections between medical facilities and adjacent recreational trails and parks. Future development adjacent to Harbor Boulevard and Bastanchury Road would be reviewed for consistency with the Guidelines and the goals, policies, and actions of The Fullerton Plan in order to ensure that the aesthetic character of the Scenic Corridor is preserved.



NOT TO SCALE



05/12 • JN 10-105292

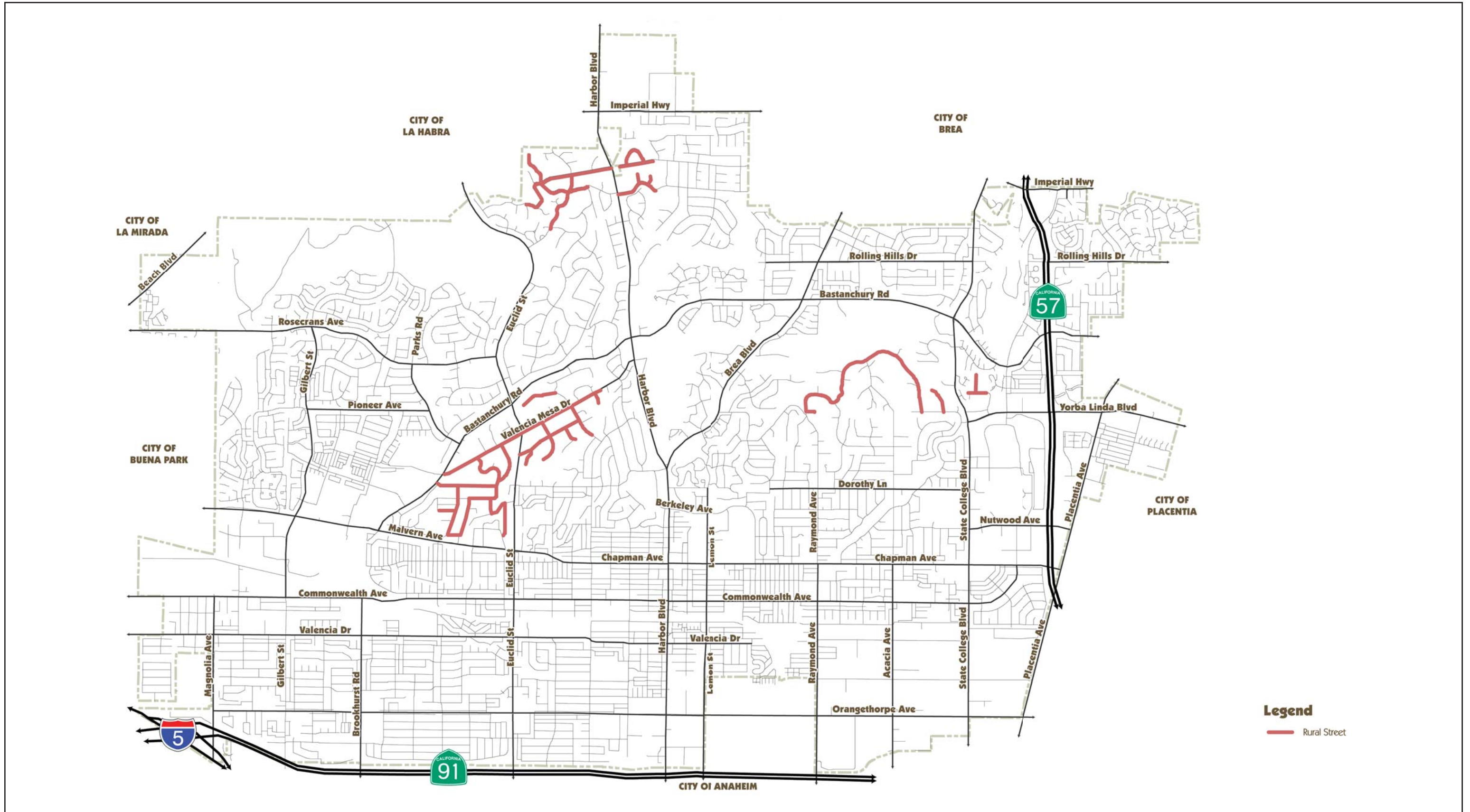
THE FULLERTON PLAN 2030
PROGRAM ENVIRONMENTAL IMPACT REPORT

Scenic Corridors

Exhibit 5.3-1



This page intentionally left blank.



NOT TO SCALE



05/12 • JN 10-105292

THE FULLERTON PLAN 2030
PROGRAM ENVIRONMENTAL IMPACT REPORT

Rural Streets

Exhibit 5.3-2



This page intentionally left blank.



In addition to the goals and policies established in the Guidelines, The Fullerton Plan includes policies that protect natural resources and enhance the public realm by considering the relationship of development to the street in order to create a positive, accessible image along the street (Policy P2.7). Further, future development under The Fullerton Plan would be subject to compliance with the regulations, guidelines, and development review process set forth in the FMC. These regulations and guidelines are intended to diminish conflicts between urban development and visual resources. Due to the conceptual nature of the future development, proposals would require individual assessments of potential project-specific impacts to designated Scenic Corridors and/or Rural Streets. If necessary, mitigation would be recommended to reduce potential impacts to a less than significant level. Therefore, future development according to The Fullerton Plan is not anticipated to significantly impact the City's Scenic Corridors or Rural Streets; thus impacts are considered less than significant in this regard.

Proposed General Plan Update Policies and Actions:

- P1.3 ***Protection and Restoration of Natural Resources***
Support projects, programs, policies and regulations to protect, and where appropriate restore, the natural landscape, topography, drainage ways, habitat, and other natural resources when planning improvements to existing and new neighborhoods and districts.
- P1.8 ***Consideration of Neighborhood Impacts***
Support projects, programs, policies and regulations to evaluate and consider short- and long-term impacts of significant planning efforts or developments on nearby neighborhoods.
- P1.11 ***Compatibility of Design and Uses***
Support programs, policies and regulations to consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.
- A1.4 ***Focus Area Implementation***
Develop and implement community-based master plans, specific plans, form-based codes, or other plans and programs to achieve the objectives for each Focus Area.
- P2.7 ***Relationship to Street***
Support projects, programs, policies and regulations to site and design buildings to create a positive, accessible image along the street and reinforce a vibrant and comfortable public realm.

Mitigation Measures: No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.

Level of Significance After Mitigation: Less Than Significant Impact.



VISUAL CHARACTER – SHORT-TERM

- CONSTRUCTION ACTIVITIES FOR FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE FULLERTON PLAN COULD DEGRADE THE VISUAL CHARACTER OF THE RESPECTIVE DEVELOPMENT SITE AND/OR ITS IMMEDIATE SURROUNDINGS.

Impact Analysis: Visual impacts associated with construction activities would include exposed pads and staging areas for grading, excavation, and construction equipment. In addition, temporary structures could be located on the respective development site during various stages of construction, within materials storage areas, or associated with construction debris piles on site. Exposed trenches, roadway bedding, spoils/debris piles, and steel plates would be visible during construction of street and utility infrastructure improvements. These could degrade the existing visual character and quality of the respective development sites and their surroundings during the construction phase.

Construction-related impacts would be short-term and temporary; construction activity would not be continuous and would proceed on a project-by-project basis. Temporary screening of a particular construction staging site would partially relieve the visual distractions typically associated with construction activities commonly encountered in developed areas. Moreover, areas of construction would vary within the City such that areas of temporary visual distraction would change throughout the implementation of The Fullerton Plan. Mitigation Measures AES-1, AES-2, and AES-3, which would be incorporated into construction documents, would ensure that this impact would be reduced to a less than significant level.

Proposed General Plan Update Policies and Actions: No goals or policies in The Fullerton Plan pertain specifically to visual character during construction.

Mitigation Measures:

- AES-1 For future development located in or immediately adjacent to residentially zoned properties, construction documents shall include language that requires all construction contractors to strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the project site, as distant from the residential use, as reasonably possible. Staging areas shall be screened from view from residential properties.
- AES-2 Construction documents shall include language requiring that construction vehicles be kept clean and free of mud and dust prior to leaving the development site. Streets surrounding the development site shall be swept daily and maintained free of dirt and debris.
- AES-3 Construction worker parking may be located off-site with prior approval by the City. On-street parking of construction worker vehicles on residential streets shall be prohibited.



Level of Significance After Mitigation: Less Than Significant Impact.

VISUAL CHARACTER – LONG-TERM

- **FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE FULLERTON PLAN WOULD NOT PERMANENTLY DEGRADE THE VISUAL CHARACTER OF THE RESPECTIVE DEVELOPMENT SITE AND ITS IMMEDIATE SURROUNDINGS.**

Impact Analysis: As discussed in detail in Section 3.0, Project Description, buildout of The Fullerton Plan would result in approximately 56,130 DU, or approximately 10,183 DU over existing conditions. Additionally, the City's non-residential (i.e., commercial, industrial, public, etc.) land use development potential at buildout is approximately 56.3 million SF, or approximately 10,666,459 SF over existing conditions. This future development is anticipated to occur on both vacant and underutilized land within 12 Focus Areas.

Approximately 709 acres of the City is currently vacant. Within these vacant areas, implementation of The Fullerton Plan would gradually, but permanently, alter the visual character of the respective development sites and their surroundings. Undeveloped lands would be replaced with urban improvements (i.e., structures, hardscaping, landscaping, and supporting infrastructure), in accordance with The Fullerton Plan Land Use Policy Map and FMC. Additionally, within areas that are intended for redevelopment, the appearance of underutilized sites would be altered, as existing (and possibly aging) uses are gradually replaced with newer developments and/or different uses.

Potential change in the visual character of Fullerton would primarily occur in key areas identified for development. The Fullerton Plan has taken a focused development strategy that would be implemented through 12 Focus Areas with individualized approaches for each area. The most significant changes in appearance associated with the residential development would occur in the Harbor Gateway Focus Area with an estimated growth of 2,549 DU. This Focus Area would also experience significant changes associated with 1.4 million SF of non-residential uses. However, the most significant changes in appearance associated with non-residential development would occur in the Southeast Industrial Focus Area with an estimated growth of approximately 2.7 million square feet. Additionally, significant changes in appearance associated with non-residential development would occur in the Education Focus Area and North Industrial Focus Area.

The Fullerton Plan identifies two levels of potential change for the Focus Areas:

- ***Strategically Improve and Evolve.*** These areas are envisioned to include a variety of changes in current character (or sense of place) and involve most of the Focus Areas. Moderate to significant change would occur through infill, reuse, revitalization, and redevelopment. Community-based planning processes would determine the nature of change in areas of the City with this designation. This category includes the Airport Industrial, Harbor Gateway, Downtown, North Harbor Corridor, North Industrial, Chapman Corridor, Education, and Southeast Industrial Focus Areas.



- ***Transform.*** These areas are envisioned to include significant change in current character (or sense of place) and involve a limited number of Focus Areas. Major development or redevelopment projects are anticipated for these areas. Community-based planning processes would determine the nature of change in areas of the City with this designation. This category includes the Commonwealth Corridor, Orangethorpe Corridor Nodes, Transportation Center, and West Coyote Hills Focus Areas.

Following is a general overview of the vision for each Focus Area and the anticipated changes in visual character.

AIRPORT INDUSTRIAL

The Airport Industrial Focus Area is envisioned as a primary industrial area characterized by large sites and buildings for continued and expanded industrial uses, and related businesses. Future development would capitalize on the presence of the Fullerton Municipal Airport by catering to pilots and to businesses that value proximity to the Airport, such as research and development, airplane and helicopter training and repair, and incubator spaces for new and emerging technologies. Airport functions would be expanded as feasible. Enhanced transportation connections would facilitate movement between this area and activity centers in the rest of the City.

COMMONWEALTH CORRIDOR

The Commonwealth Corridor Focus Area is envisioned as a complementary mix of retail and commercial uses connecting the City's major activity centers. The Commonwealth Corridor would continue to offer neighborhood-serving retail businesses, while also providing new housing opportunities west of Harbor Boulevard. Growth would be focused into nodes, each with a distinct sense of place. The corridor as a whole would be enhanced with unifying streetscape improvements and better pedestrian and bicycle access. Linkages to recreational facilities, trails, and other amenities would be created.

ORANGETHORPE CORRIDOR NODES

The Orangethorpe Corridor Nodes Focus Area is envisioned as a collection of strong retail centers supporting Southwest Fullerton that offer a variety of contemporary retail businesses and services, in settings that include community gathering spaces and attractive landscape and hardscape features. Distinct design improvements for each key intersection would be used, while providing for mixed-use and neighborhood serving commercial uses. The appearance of Euclid Avenue would be improved and rehabilitation of existing commercial uses would be encouraged. The Orangethorpe Corridor Nodes would provide connectivity between surrounding established neighborhoods and these neighborhood-serving retail areas through enhanced pedestrian and bicycle facilities.

HARBOR GATEWAY FOCUS AREA

The Harbor Gateway is envisioned as Fullerton's primary southern gateway, characterized by high-density development at its southern end and smaller-scale development at its northern end that respects the scale of the surrounding residential and historic area. High density



development would consist of residential, commercial, and mixed-use with convenient access to regional transportation via the freeway and Transportation Center. Other transportation options would provide connections to Downtown and other destinations within the City. Multi-modal transportation opportunities, including pedestrian and bicycle crossings across Harbor Boulevard would improve connectivity. Improvements to the streetscape and a system of wayfinding signage would contribute to the identity of the Harbor Gateway.

DOWNTOWN

Downtown Fullerton would be a destination for urban culture, shopping, dining, and living. Its revitalization would continue through enhancing historic and cultural resources and building upon current programs and events, while preserving the existing character and historic resources. The Downtown would provide a variety of mixed-use and live-work opportunities with future infill development. Multiple transportation options would support local businesses and active residents. Fullerton College would be integrated within the surrounding area by improving connections for pedestrians and bicyclists and exploring partnership opportunities. Public space and sustainable streetscape features would encourage walking and promote pedestrian activity. Diverse businesses to promote both daytime and nighttime activities would be encouraged.

TRANSPORTATION CENTER

The Transportation Center Focus Area is envisioned as a major activity hub for both the City and the region, characterized by development that encourages use of the regional transportation options. The Transportation Center would contain compact, mixed-use development providing higher density residential housing, as well as open space. Increased transit, bicycle, and pedestrian access would support the area's role as a destination and place of interest for City residents and visitors.

NORTH HARBOR CORRIDOR

The North Harbor Corridor Focus Area is envisioned as the scenic northern gateway into the City's Downtown. It would offer a balanced mix of housing, retail, and office uses that support the expansion of St. Jude's Hospital, other medical-related uses, and the adjacent courthouse. Potential uses would include hotels, restaurants, employee housing, and assisted living facilities. The North Harbor Corridor would emphasize a theme of "community wellness" by providing active living spaces and connections between medical facilities and adjacent recreational trails and parks.

NORTH INDUSTRIAL

The North Industrial Focus Area is located along Harbor Boulevard and Imperial Highway and serves as the northernmost gateway to the City. The North Industrial Focus Area has historically been characterized by large manufacturing/distribution facilities with some commercial retail uses fronting Imperial Highway.

The North Industrial Focus Area is envisioned as a northern gateway to the City and primary employment generating area with the potential for new compatible and supporting uses. Industrial and employment generating uses would be maintained while providing amenities and



services that would support the work force, such as recreation, retail, and limited housing opportunities. The North Industrial area would connect to the City's Downtown as well as the surrounding cities of Brea and La Habra.

CHAPMAN CORRIDOR

The Chapman Corridor Focus Area is envisioned as the strongest link between the City and the education community, with development guided by a town-gown relationship. An eclectic mix of independent businesses and historic houses contribute to the area's atmosphere. The Chapman Corridor would support higher density housing, office-professional uses, and commercial uses. Streetscape improvements and mobility enhancements would increase connectivity between the corridor, campuses, and surrounding residential communities.

EDUCATION

The Education Focus Area is envisioned as a dynamic neighborhood in which the colleges and universities form the hub. Higher density multi-family housing, along with supporting retail and service facilities, would meet the demands of the increasing student population, staff, and faculty. A student-oriented village developed through a strong town-gown partnership would include additional retail and entertainment areas that would serve new residents and surrounding neighborhoods. Connections for pedestrians and bicyclists would be improved. Adequate and managed capacity for parking needs would be maintained while increase multi-modal transportation options within the area and connections west to the Chapman and Commonwealth Focus Areas and east, across the 57 Freeway.

SOUTHEAST INDUSTRIAL

The Southeast Industrial Focus Area is envisioned as one of the City's primary employment-generating areas. It would be characterized by preserved industrial and employment-generating uses and would support expanding industries, including high tech and clean technology, research and development, creative industries and medical research that would benefit from freeway access, technology clusters, and industrial infrastructure. Physical enhancements such as landscaping and alleyway improvements would help provide a desirable working environment, and promote walking and transit use. Amenities and services that support the work force, such as recreation, retail, and limited housing opportunities would be provided.

WEST COYOTE HILLS

The West Coyote Hills Focus Area is envisioned as the largest open space area in the City. Connectivity between the trail systems in and around the Focus Area would improve access to recreational and educational opportunities for residents. Sustainable best management practices would preserve the important natural resources in the West Coyote Hills area. Development within a semi-rural setting using current resource-efficient building standards and context sensitive design would be promoted.

Overall, implementation of The Fullerton Plan would lead to greater urbanization within the Focus Areas by localized intensification of land uses on underutilized sites and introduction of new land uses on vacant sites. The Fullerton Plan anticipates a variety of changes to the current character of the Focus Areas, including significant transformation of identified Focus



Areas. However, The Fullerton Plan includes consistent and compatible development intensities that would maintain and enhance the overall visual character/quality of the City. Further, it is anticipated that future planning efforts within the Focus Areas would proceed through a community-based planning process. Future development and improvements within individual Focus Areas would be determined based on the vision for change identified in The Fullerton Plan.

All future development within the City would be evaluated on a project-by-project basis in order to verify compliance with the provisions of the FMC. Compliance with the FMC would result in high quality planning and design for development, that enhances the City's visual character, avoids conflicts between land uses, and preserves the City's scenic qualities. Additionally, two of the Focus Areas (i.e., Fullerton Transportation Center Specific Plan and West Coyote Hills Specific Plan) include adopted specific plans, which would regulate future development within these respective Focus Areas. The Specific Plan District (SPD) zone (FMC Chapter 15.21) provides for the orderly, systematic, detailed and enhanced implementation of particular areas of the General Plan where a variety or combination of land uses are being proposed over a substantial amount of land. The SPD zone provides for the establishment of physical development standards and regulations for land uses that may be unique to the particular area where a Specific Plan is being adopted.

The Fullerton Plan has established community development types that address the visual character of the City. Specifically, The Fullerton Plan would continue to maintain the Parks and Recreation community development type, which is intended to provide sites for informal and formal recreation and play and to encourage physical activity and exercise. Uses include, but are not limited to, greenways and trails, habitat, areas with permanent open space easements, and buffers between urban areas, which would preserve natural open spaces and maintain scenic resources, preserving the City's visual character. Additionally, The Fullerton Plan maintains the Greenbelt Concept community development type, which is intended to preserve, to the greatest extent feasible, the natural topography while creating a living environment which best serves the needs of its residents.

The Fullerton Plan has established various goals (i.e., Goal 2: A positive identity and distinctive image and Goal 11: Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors) and associated policies and actions that address the City's identity and distinctive image, including the preservation of neighborhoods and historic resources and character. The policies address land use patterns and urban/community design, redevelopment, and natural resources.

As stated, implementation of The Fullerton Plan would lead to greater urbanization within the Focus Areas by localized intensification of land uses on underutilized sites and introduction of new land uses on vacant sites. Despite these localized changes in visual character, they are not anticipated to degrade the existing visual character/quality of the respective development sites and their surroundings. All future development within the City would be evaluated on a project-by-project basis in order to verify compliance with The Fullerton Plan goals and policies, as well as the provisions of the FMC, which address the visual character/quality of a development site and its surroundings. Moreover, future development projects would be reviewed pursuant to CEQA on a project-by-project basis, in order to evaluate the development's impact upon the visual character/quality of the site and its surroundings.



Therefore, while implementation of The Fullerton Plan would alter the visual character of the Focus Areas, the changes would not be degrading and impacts would be less than significant.

Proposed General Plan Update Policies and Actions:

- P1.3 ***Protection and Restoration of Natural Resources***
Support projects, programs, policies and regulations to protect, and where appropriate restore, the natural landscape, topography, drainage ways, habitat, and other natural resources when planning improvements to existing and new neighborhoods and districts.
- P1.5 ***Maintenance and Improvement of Existing Built Environment***
Support projects, programs, policies and regulations to maintain positive attributes of the built environment and seek continual improvement.
- P1.8 ***Consideration of Neighborhood Impacts***
Support projects, programs, policies and regulations to evaluate and consider short- and long-term impacts of significant planning efforts or developments on nearby neighborhoods.
- P1.10 ***Focus Area Planning***
Support projects, programs, policies and regulations to evaluate ways to contribute to the resiliency and vitality of neighborhoods and districts as part of community-based planning of Focus Areas.
- P1.11 ***Compatibility of Design and Uses***
Support programs, policies and regulations to consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.
- P2.2 ***Distinctive and Memorable Places***
Support projects, programs, policies and regulations to promote distinctive, high-quality built environments whose form and character respect Fullerton's historic, environmental and architectural identity and create modern places that enrich community life and are adaptable over time.
- P2.3 ***Distinctive Landmarks***
Support projects, programs, policies and regulations to preserve existing landmarks and encourage the creation of new landmarks that reinforce Fullerton's identity and image.
- P2.4 ***Sense of Place***
Support projects, programs, policies and regulations to reinforce the character and sense of place of established neighborhoods and districts by preserving and enhancing the attributes which contribute to neighborhood and district identity, vitality and livability.



- P2.5 ***Maintenance and Management***
Support programs and policies to facilitate the efforts of property and business owners within neighborhoods and districts to maintain and manage the quality of their environments.
- P2.6 ***Focus Area Planning***
Support projects, programs, policies and regulations to create a positive identity and distinctive image as part of community-based planning of Focus Areas.
- P2.7 ***Relationship to Street***
Support projects, programs, policies and regulations to site and design buildings to create a positive, accessible image along the street and reinforce a vibrant and comfortable public realm.
- P2.8 ***Responsiveness to Context***
Support projects, programs, policies and regulations to respect the local context including consideration of cultural and historic resources, existing scale and character, and development patterns of the surrounding neighborhood or district.
- P3.17 ***Preservation of Historic Residential Resources***
The City values its historic residential resources. To ensure the continued preservation of historic residential structures, the City shall encourage the conservation, preservation and enhancement of the City's historic residential neighborhoods. The City shall consult with organizations, such as Fullerton Heritage, and investigate the appropriateness and feasibility of additional General Plan policies that further encourage the preservation and enhancement of historic residential resources in the City. Additionally, the City shall periodically update the City's Historic Building Survey.
- 3.18 ***Proactive Identification of Substandard Housing Areas***
The City understands that deferred maintenance of the existing housing stock plays a primary role in the incidence of substandard housing. To address the issues of deferred maintenance, the City shall proactively identify areas in the City that exhibit a prevalence of substandard conditions. Based upon this identification, the City shall prioritize the allocation of rehabilitation funding resources to address those areas with the highest level of identified need. The City shall provide on-going review of these identified areas.
- 3.21 ***Proactive Code Enforcement***
To ensure continued monitoring of housing quality, condition, and use, the City shall proactively enforce the City's Building Code to address existing exterior and interior code violations that affect multi-family and single-family housing units within the City's neighborhoods.
- 3.22 ***Owner-Occupied Housing Rehabilitation***
To enhance the quality of existing single-family neighborhoods, the City shall offer low-interest and no-interest loans and grants to encourage owner-occupied housing rehabilitation. Based upon available funding and in addition to the loan programs, assistance may include: Roof Grants, Paint Grants, Owner Builder Grants, Mobile



Home Grants, Handicap Modification Grants, Seismic Retrofit Grants, Block Improvement Grants, and Lead Hazard Reduction Grants.

- 3.23 ***Neighborhood-Based Community Enhancement***
The City acknowledges the success of recent neighborhood-based community enhancement efforts such as the Richman Park neighborhood. The City shall identify specific neighborhood focus areas to establish strategies, programs, and improvements to address deferred maintenance, overcrowding, infrastructure deficiencies, and other issues that affect neighborhood quality. The City shall aggressively pursue local, State, and federal funding to assist in the improvement of identified neighborhoods.
- P4.3 ***Historic Resources Maintenance and Enhancement***
Support projects, programs, policies and regulations to promote the maintenance, restoration, and rehabilitation of historical resources.
- P4.4 ***Historic Character and Sense of Place***
Support projects, programs, policies and regulations to reinforce the character and sense of place of established neighborhoods and districts by protecting and preserving those elements in both the private and public realm which contribute to the historic character.
- P4.5 ***Focus Area Planning***
Support projects, programs, policies and regulations to contribute to the preservation of historic resources as part of community-based planning of applicable Focus Areas.
- P4.6 ***Responsiveness to Historic Context***
Support projects, programs, policies and regulations to design new buildings that respect the integrity of nearby historic buildings while clearly differentiating the new from the historic.
- P4.8 ***Historic Building Retrofits***
Encourage the retrofit of historic buildings in ways that preserve their architectural design character, consistent with life safety considerations, maintaining the unique visual image of Fullerton.
- P11.1 ***Sustainable Regional Revitalization Efforts***
Support regional and subregional efforts pertaining to community revitalization that are rooted in sustainable development principles.
- P11.2 ***Community-Based Revitalization***
Support projects and programs surrounding community revitalization that are rooted in community-based planning processes that integrate the vision, values, views, and priorities of residents, property owners, business owners, and other members of the Fullerton community.



- P11.3 ***Preservation-Based Revitalization***
Support policies, projects and programs concerning historic preservation to protect Fullerton's heritage, revitalize neighborhoods, generate design and construction jobs, and bolster the community's sense of place.
- P11.4 ***Education-Based Revitalization***
Support policies, projects and programs to foster skill development and economic success through education and the creation of a culture of entrepreneurship.
- P11.6 ***Brownfield and Grayfield Revitalization***
Support policies, projects, programs, and regulations that encourage the revitalization of brownfield and grayfield properties to protect the environment, reduce blight, and revitalize underutilized properties.
- P11.7 ***Assessment Districts***
Support policies and programs that benefit property- and business owner-initiated efforts to establish an assessment district to fund special improvements and services that help revitalize and maintain neighborhoods and districts.
- P11.8 ***Financing***
Support policies, programs, and regulations that facilitate the use of creative financing tools for revitalization efforts that alleviate blight, stimulate private-sector investment, upgrade public infrastructure and facilities, and provide quality affordable housing.
- P11.9 ***Focus Area Revitalization Priority***
Support policies, projects, programs, and regulations that prioritize revitalization efforts that are within or adjacent to the City's Focus Areas.
- P11.10 ***Neighborhood Revitalization Strategies***
Support policies, projects and programs that encourage residents, homeowners' associations, neighborhood groups, and others to organize and develop neighborhood-based revitalization strategies that embrace creativity, mobilize assets, and generate positive change.
- P11.12 ***Public-Private Partnerships***
Support policies, projects and programs that facilitate partnerships with property owners and developers to achieve revitalization results that contribute to clean, safe, and attractive neighborhoods and districts.
- P11.13 ***Downtown Revitalization Organization***
Support policies and programs that strengthen efforts by the Downtown Business Association and/or Chamber of Commerce to evaluate best practices for advancing the economic vitality of Downtown Fullerton, such as the "Main Street Four Point Approach" to commercial district revitalization.



- P12.5 ***Community Preservation***
Support policies, programs, and regulations pertaining to proactive code enforcement methods which reinforce the proper maintenance of properties, buildings, and landscapes, and adherence to applicable regulations, while discouraging conditions that foster vandalism and more serious crime.
- P15.12 ***Parks and Recreational Facilities in Focus Areas***
Support projects, programs, policies and regulations to consider parks, recreational facilities and trails as part of community-based planning of Focus Areas.
- P15.13 ***Context-Sensitive Design***
Support projects and programs incorporating design features (in parks, recreational facilities, and trails) that reflect the sense of place and unique characteristics of the local context.
- P15.14 ***Compatibility with Adjacent Properties***
Support policies and programs pertaining to public parks, recreational facilities, and trails, which interface with private property, that advance reciprocal compatibility through collaboration, programming, and design.
- P17.14 ***Revitalization Near Campuses***
Support policies, projects, and programs that prioritize revitalization activity around campuses and reflect the importance of schools in the community.
- P24.1 ***Management and Maintenance***
Support projects, programs and policies to coordinate with existing regional park districts, private sector and nonprofit institutions to manage and maintain regional open spaces.
- P24.7 ***New Open Space***
Support projects, programs, policies and regulations to create open space as funding and other opportunities become available.
- P24.11 ***Open Space in Focus Areas***
Support projects, programs, policies and regulations to evaluate increasing urban and natural open spaces as part of community-based planning of Focus Areas.
- P24.12 ***Environmental Impact of Support Facilities***
Support projects, programs, policies and regulations to limit the construction of facilities in open space areas and to design necessary improvements such as fire roads, access roads, and parking facilities, to minimize environmental impacts and maintain the visual qualities of the open space.
- A1.1 ***Citywide Design Standards***
Prepare community-based design standards as an objective reference to implement The Fullerton Plan during City review of project applications.



- A1.2 ***Collaborative Campus Planning***
Collaborate with Fullerton's vocational schools, colleges, and universities to integrate campuses into the community fabric.
- A1.3 ***Small Lot Housing***
Amend the Zoning Ordinance to create a floating zone that allows the development of townhomes and single-family homes on small lots within the City's residential neighborhoods. Consider the use of form-based standards to insure that buildings have a quality design and positive relationship to the public realm.
- A1.4 ***Focus Area Implementation***
Develop and implement community-based master plans, specific plans, form-based codes, or other plans and programs to achieve the objectives for each Focus Area.
- A2.2 ***Gateway and Wayfinding Program***
Develop a community-based comprehensive gateway and wayfinding plan and implementation program that includes a hierarchy of entry monumentation, landscaping, and signage throughout the City, and is based on an understanding of edges, paths and corridors, nodes, and landmarks.
- A2.3 ***Community Planning and Design Assistance Center***
Investigate opportunities with the Fullerton community, area schools and colleges, and local organizations to establish a non-profit community service program focused on providing urban design, architecture and planning services to assist members of the community with their efforts to improve or enhance their properties and environs.
- A2.4 ***Branding and Marketing***
Brand and market the City's focus areas to promote district identity and image.
- A4.2 ***Historic Resources Planning and Design Assistance***
Investigate opportunities with the Fullerton community, area schools and colleges, and local organizations, including Fullerton Heritage, to provide urban design, architecture and planning services with a focus on historic resource maintenance, restoration, and rehabilitation as a component of the Community Design Assistance Center.
- A4.5 ***Transfer of Development Rights***
Explore the feasibility of creating a regional or subregional Transfer of Development Rights (TDR) program to preserve historic properties and channel development potential to infill locations.
- A4.9 ***Signage for Historic Districts and Resources***
As part of the citywide wayfinding plan and implementation program, include entry monumentation and signage that identifies, provides boundaries to, and marks historic districts and resources.



- A4.11 ***Guidance for Historic Retrofits***
Encourage the use of the Secretary of the Interior’s Standards for Rehabilitation, and work to develop Fullerton specific standards and guidelines to help owners of historic properties perform energy-efficient upgrades that respect original materials and styles.
- A4.12 ***Skilled Contractors for Retrofits***
Investigate opportunities with Fullerton vocational programs and community colleges to prepare students in the construction trades with the skills to maintain, restore, and rehabilitate historic resources. Develop a program to match projects with appropriately skilled contractors.
- A11.3 ***Focus Area Plans and Strategies***
Prepare community-based plans and strategies for the City’s Focus Areas, which include the City’s industrial areas, Downtown Fullerton, employment districts, major corridors, and retail shopping districts.
- A15.1 ***Parks and Recreation Design Guidelines***
Prepare updated design guidelines for parks, trails, and recreational facilities to facilitate exemplary and innovative design, reinforce the integrity and character of Fullerton, provide an objective reference for the City to review project applications, and serve as a resource for addressing interface conditions between private property and public parks, recreational facilities, and trails.

Mitigation Measures: No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.

Level of Significance After Mitigation: Less Than Significant Impact.

LIGHT AND GLARE

- FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE FULLERTON PLAN WOULD NOT CREATE NEW SOURCES OF LIGHT AND GLARE THAT COULD ADVERSELY AFFECT VIEWS IN THE AREA.

Impact Analysis: Glare is the sensation produced by luminance within the visual field that is significantly greater than the luminance to which the eyes are adapted. This can cause annoyance, discomfort, or loss in visual performance and visibility. Light pollution is caused by stray light from unshielded light sources and light reflecting off surfaces that enters the atmosphere where it illuminates and reflects off dust, debris, and water vapor to cause an effect known as “sky glow.” Light pollution can substantially limit visual access to the night sky, compromise astronomical research, and adversely affect nocturnal environments.

Implementation of The Fullerton Plan would allow for future development of residential and non-residential land uses within the Focus Areas. New development could cause light and glare impacts through new light sources such as street lighting, interior and exterior building lighting including for safety purposes, vehicle headlights, illuminated signage, traffic signals, and new



glare sources such as reflective building materials, roofing materials, and windows. These new sources of light and glare would be most visible from development along adjacent roadways, and to receptors such as residents and traveling motorists.

All lighting installed with future development within the City would be subject to compliance with the provisions of the FMC, which includes specific standards for the provision of lighting in the various residential and non-residential zones. The FMC also requires all on-site lighting devices be designed so as to limit glare/spillover onto adjacent property with a residential zone classification and lighting provided to illuminate any parking area be arranged so as to reflect the light and glare away from adjacent properties. Additionally, all future development projects would undergo site plan review to ensure compliance with the development standards of the applicable zoning district.

Compliance with the FMC provisions in the lighting of future developments would ensure proper design, installation, and operation of all exterior lighting, thereby reducing the potential for glare effects, light spillover onto adjacent properties, or conflicts with adjacent land uses. As such, consistency with the FMC would ensure that potential impacts associated with light and glare would be less than significant.

Proposed General Plan Update Policies and Actions: No goals or policies in The Fullerton Plan pertain specifically to light and glare.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Not applicable.

5.3.6 CUMULATIVE IMPACTS

- FUTURE DEVELOPMENT ASSOCIATED WITH IMPLEMENTATION OF THE FULLERTON PLAN COULD RESULT IN CUMULATIVELY CONSIDERABLE AESTHETIC AND LIGHT/GLARE IMPACTS.

Impact Analysis: Cumulative aesthetic impacts are primarily analyzed in terms of impacts within the City of Fullerton, as aesthetic impacts are primarily confined to local areas. The City is primarily urbanized and approximately 90 percent built-out. The Fullerton Plan anticipates growth within 12 Focus Areas, which would alter the City's existing visual character. Cities surrounding Fullerton are developed and urbanized with similar density and character. New development within those cities would contribute to the urban character of the region. New development would be reviewed on a project-by-project basis, in order to ensure each City's development standards are met and new development is compatible with the existing and desired regional and local urban and natural environment. Additionally, implementation of The Fullerton Plan goals, policies, and actions would enhance the City's physical setting and reduce the incremental aesthetic impact on the region to a level of insignificance. Moreover, The Fullerton Plan would not result in any regional aesthetic impacts that extend beyond the City's borders. The Fullerton Plan establishes goals, policies, and actions that would improve the City's character and aesthetic quality. Therefore, implementation of The Fullerton Plan would not result in cumulatively considerable aesthetic impacts.



Proposed General Plan Update Policies and Actions: Refer to the Policies and Actions cited above.

Mitigation Measures: Refer to Mitigation Measures AES-1 through AES-3.

Level of Significance After Mitigation: Less Than Significant Impact.

5.3.7 SIGNIFICANT UNAVOIDABLE IMPACTS

Aesthetics impacts associated with implementation of The Fullerton Plan would be less than significant by adherence to and/or compliance with goals, policies, and actions in The Fullerton Plan, compliance with the Fullerton Municipal Code, and recommended mitigation measures. No significant unavoidable aesthetics impacts would occur as a result of buildout of The Fullerton Plan.

5.3.8 SOURCES CITED

City of Fullerton, *City of Fullerton General Plan*, 1996.

City of Fullerton, *City of Fullerton General Plan Final Environmental Impact Report*, 1996.

Keeton Kreitzer Consulting, *Revised Draft Environmental Impact Report SCH No. 1997051056, West Coyote Hills Specific Plan and Robert E. Ward Nature Preserve, Amendment No. 8 to Coyote Hills West Master Specific Plan 2-A*, March 2006.

RBF Consulting, *The Fullerton Plan Draft*, August 2011.