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## SECTION 4

### ENVIRONMENTAL SETTING, THRESHOLDS OF SIGNIFICANCE, ENVIRONMENTAL IMPACTS, MITIGATION PROGRAM, CUMULATIVE IMPACTS, AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

This section of the EIR provides analysis of impacts for those environmental topics where it was determined that the proposed project could result in “potentially significant impacts,” as identified in the Initial Study included in Appendix A. Each topical section includes the following information: description of the existing environmental setting; identification of thresholds of significance; analysis of potential project effects; identification of cumulative impacts; identification of a mitigation program, if required, to reduce the identified impacts; and, identification of the level of significance of impacts after mitigation, including unavoidable significant adverse impacts.

Section 15064.7 of the State CEQA Guidelines addresses thresholds of significance and encourages each public agency to develop thresholds of significance through a public review process. Subsequently, these thresholds must be published and adopted by agency ordinance, code, or regulation. The City of Fullerton uses the thresholds of significance outlined in its Initial Study Checklist which is consistent with the State CEQA Guidelines.

The mitigation program identified to reduce potential project impacts consists of Existing Requirements and Standard Conditions (SCs) and mitigation measures (MMs). The components of the mitigation program are described below.

- *Standard Conditions and Requirements* – Existing requirements and standard conditions are based on local, state, or federal regulations or laws that are frequently required independently of CEQA review and also serve to offset or prevent specific impacts. Typical standard conditions and requirements include compliance with the provisions of the Uniform Building Code, South Coast Air Quality Management District Rules, local agency impact fees, etc. The City may impose additional conditions on the project during the approval process, as appropriate, including those that are standard to all projects, typical to a project of a particular nature, or specific to the proposal.
- *Mitigation Measures* – Where a potentially significant environmental effect has been identified and is not reduced to a level considered less than significant through the application of PDFs and standard conditions and requirements, project-specific mitigation measures have been recommended.

The City may substitute, at its discretion, any PDF or mitigation measure (and timing thereof) that has: (1) the same or superior result as the original PDF and/or mitigation measure and (2) the same or superior effect on the environment. The City of Fullerton Community Development Department, in conjunction with any appropriate agencies or City departments, shall determine the adequacy of any proposed “environmental equivalent/timing” and, if determined necessary, may refer said determination to the Planning Commission. Any costs associated with information required in order to make a determination of equivalency/timing shall be borne by the applicant.

The topical sections that follow incorporate the approaches described above.