SECTION 5.0
LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

5.1 ANY SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

The environmental impacts of the proposed Jefferson Commons Specific Plan project are discussed in Sections 3.1 through 3.13 of this EIR. Implementation of the proposed project would result in potentially significant impacts for the following topical issues: transportation, air quality, noise, cultural resources, geology, hazards and hazardous materials, and biological resources. Implementation of the standard conditions and requirements and mitigation measures provided in Sections 3.1 through 3.13 would reduce these impacts to levels considered less than significant with the exception of air quality. Short-term and long-term air quality impacts would remain significant after implementation of the mitigation program and would require adoption of a Statement of Overriding Considerations should the City choose to approve the proposed project.

5.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH WOULD BE CAUSED BY THE PROPOSED PROJECT SHOULD IT BE IMPLEMENTED

5.2.1 COMMITMENT OF RESOURCES

The environmental effects related to the implementation of the project are discussed in Sections 3.1 through 3.13 of this EIR. Implementation of the Jefferson Commons Specific Plan project would require the long-term commitment of natural resources and land. Development of the project would result in the commitment of land resources for residential and commercial uses. The financial and material investments which would be required of the Project Applicant would result in further commitments of the land resources, making it more likely that the same or similar uses would continue in the future.

Environmental changes associated with the proposed project would result in alterations to the physical environment. In order to develop the proposed project, existing on-site structures would be demolished. Approximately 504 cubic yards (cy) of cut and 18,924 cy of fill (for a net import of 18,420 cy of fill material) would be required for development of the proposed project. New residential and commercial structures would be built. Utilities to serve the project would be installed or existing utilities would be upgraded, as needed.

Implementation of the project would require the commitment and reduction of nonrenewable and slowly renewable resources. These resources include, but are not limited to, petrochemical construction material; lumber; sand and gravel; asphalt; steel; copper; lead; and other metals, etc.

Approval and implementation of the project would also result in the loss of other resources. These resources would be for the construction, heating, and cooling of the proposed uses; potable and non-potable water for food preparation, drinking, irrigation, etc.; transportation of people and goods to and from the site; as well as lighting and other associated energy needs.

5.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED ACTION

This section of the EIR discusses the ways in which the proposed project could foster economic or population growth, or induce construction of additional developments in the surrounding environment, either directly or indirectly (CEQA Guidelines §15126.2[d]). To assess the

potential for growth-inducing impacts, the project characteristics that may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively must be evaluated.

Growth-inducing impacts can occur when the development of a project directly or indirectly induces economic or population growth, or the construction of additional housing in the surrounding area. Direct growth-inducing impacts occur when a project imposes new burdens on a community or induces new development in an area, triggering related growth-associated impacts. This includes projects which would remove physical obstacles to population growth (such as a new road into an undeveloped area or expansion of a wastewater treatment plant which might allow for more construction in service areas). Construction of these types of infrastructure improvements cannot be considered in isolation from the development they trigger.

The development of the proposed Jefferson Commons Specific Plan project would be compatible with adjacent land uses and would not impose significant new burdens on public services or utilities nor would it induce substantial new unforeseeable development in the area. As stated in Section 3.7, Population, Housing, and Employment, the increase in population is consistent with the population projections identified in regional and local plans. Since there are existing services and utilities serving the project site, the project would not involve the construction of any new public infrastructure facilities which would induce additional growth in the area. Although the project would provide infrastructure to serve proposed land uses, these facilities would be site-specific and would not induce additional growth outside the project site boundaries. In addition, existing facilities would be upgraded, as required, to support the project.

5.4 PROPOSED GENERAL PLAN AMENDMENT AND ZONING CODE AMENDMENT

As discussed in Section 2.0, Project Description, there are currently two separate General Plan land use designations that regulate the project site. The parcels fronting North Commonwealth Avenue have a land use designation of Residential (High Density). The parcels fronting East Chapman Avenue have a land use designation of Commercial (Office). The project would require a General Plan Amendment to change the Commercial (Office) land use designation to Residential (High Density), consistent with the remainder of the site, to accommodate multi-unit, attached residential development with small convenience commercial uses.

The proposed project would also require a zone change from R-3 (Multi-Family Residential) and O-P (Office Professional) to Specific Plan District (SPD) to provide for a student-oriented housing mixed-use (residential with commercial) development. A General Plan Amendment would be required to add SPD as a Zoning Classification consistent with the Residential (High Density) General Plan land use designation.

An amendment to the *Redevelopment Plan for the East Fullerton Redevelopment Project Area* would not be required. Land use designations in the Redevelopment Plan conform to and change with the General Plan. As such, a General Plan Amendment would concurrently result in a land use change to the Redevelopment Plan. A separate amendment is not required.

5.5 PROPOSED SPECIFIC PLAN

The *Jefferson Commons Specific Plan* would be adopted as the zoning for the property, modifying the existing zoning classifications to SPD. Upon adoption as the zoning for the property, the *Jefferson Commons Specific Plan* would set the standards and criteria by which development would proceed, and refines the policies contained in the *City of Fullerton General Plan*. The Specific Plan includes detailed regulations, standards, and guidelines necessary for

the implementation of the General Plan, and also includes new zoning standards for the project site, comprised of site-specific Permitted Uses and Development Standards. The SPD designation would allow for provision of the student-oriented housing, mixed-use development and would establish the type, location, intensity, and character of development to take place while allowing for creative and imaginative design concepts for the project.

The proposed project is located in the northeastern area of the City of Fullerton, in an area built out with retail, commercial, and residential uses. The proposed project does not include any physical facilities or policy actions that would provide opportunities for growth beyond that proposed by this project. Implementation of the proposed project would not create growth-inducing impacts on either an individual or cumulative basis.