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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Pointe Common Affordable Housing Project

Lead Agency: City of Fullerton

Contact Name: Vince Fregoso, Contract Planner

Email: Vince.Fregoso@cityoffullerton.com Phone Number: (714) 738-6561

Project Location: Fullerton (*City*) Orange (*County*)

Project Description (Proposed actions, location, and/or consequences).

The project proposes to construct a 65-unit affordable housing development with surface parking, open space amenities and a family tot lot, with a total building area of 70,147 square feet. The residential development would consist of one structure, with two to three-story massing. The development would utilize four different unit plans that consist of one-, two-, and three-bedroom units, with sizes ranging from approximately 579 to 1,126 square feet, and a unit designated for property manager's use. All of the 65 units would be moderate for-sale affordable units.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Environmental topical areas identified to have potentially significant impacts include: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Transportation, and Tribal Cultural Resources.
To ensure nesting birds are not disturbed during construction, Mitigation Measure BIO-1 was recommended. Mitigation Measure CUL-1 would require construction activities to halt if previously unknown archaeological resources are inadvertently discovered. Mitigation Measure GEO-1 requires project plans and specifications conform to the California Building Code and implement recommendations provided within the Geotechnical Report prepared for the proposed project; Mitigation Measure GEO-2 would require a qualified paleontological monitor during ground disturbing activities. If any underground storage tanks or substantial soil contamination is encountered, Mitigation Measures HAZ-1 would require the applicant to retain a qualified hazardous materials engineer to assess the impacts and prepare a Soils Management plan. Mitigation Measure TRA-1 recommends a Traffic Management Plan be implemented to reduce short-term impacts within surrounding roadways. Mitigation Measure TCR-1 would require Native American monitoring during ground-disturbing activities during the construction phase to reduce impacts to tribal cultural resources.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy are anticipated.

Provide a list of the responsible or trustee agencies for the project.

The proposed project would require permits and approvals from the City of Long Beach and other agencies prior to construction. These permits and approvals are described below and may change as the project entitlement process proceeds.

City of Fullerton
- California Environmental Quality Act Clearance;
- Development and Affordable Housing Agreement;
- Amendment to the Fullerton Plan;
- Zoning Amendment;
- Concessions/waivers for provisions under Fullerton Municipal Code Section 15.17.10, Density bonus;
- Major Site Plan Review; and

Santa Ana Regional Water Quality Control Board – Responsible Agency
- National Pollutant Discharge Elimination System (NPDES) Construction General Permit.