



TECHNICAL MEMORANDUM

To: Ms. Heather Allen
Planning Manager, City of Fullerton

From: Rita Garcia and Brian Leung

Date: October 22, 2021

Subject: The Pines at Sunrise Village
Initial Study/Mitigated Negative Declaration
Responses to Comments Raised During Public Review

Introduction

The Project's Initial Study/Mitigated Negative Declaration (IS/MND) was prepared pursuant to California Environmental Quality Act (CEQA) (Public Resources Code §§21000-21177) and State CEQA Guidelines §15063 requirements. The IS/MND and supporting documentation were made available for public review pursuant to State CEQA Guidelines §15070. The 20-day public review period began on September 21, 2021 and ended on October 11, 2021.

Although CEQA and the State CEQA Guidelines do not require a Lead Agency to prepare responses to comments raised regarding an IS/MND, as contrasted with the requirement to prepare responses to comments on a Draft Environmental Impact Report (State CEQA Guidelines §15088), the City of Fullerton has elected to prepare the following written responses in the spirit and with the intent of conducting a comprehensive and meaningful evaluation of the proposed Project. Written responses have been prepared to comments that raised environmental concerns during the public review period.

Text changes are intended to clarify or correct information in the Draft IS/MND as initiated by the Lead Agency staff or due to comments raised during the public review period. Revisions to the Draft IS/MND are presented as excerpts, with deleted text indicated as strikethrough (~~example~~) and added/modified text indicated as double underline (example).

Deleted IS/MND text <u>Added IS/MND text</u>

It is noted, none of the corrections or clarifications to the IS/MND identified in this document constitute "significant new information" pursuant to State CEQA Guidelines §15088.5. They do not involve changes

in the Project or environmental setting, or significant additional data. They do not result in any new or substantially greater environmental impacts, as compared to those identified in the IS/MND. Moreover, the revisions do not affect the IS/MND's overall conclusions.

CEQA Requirements Regarding Comments and Responses

State CEQA Guidelines Section 15204(b) states that “persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should:

1. Identify the specific effect,
2. Explain why they believe the effect would occur, and
3. Explain why they believe the effect would be significant.”

State CEQA Guidelines Section 15204(c) further advises, “Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to State CEQA Guidelines Section 15064, an effect shall not be considered significant in the absence of substantial evidence.” State CEQA Guidelines Section 15204(d) states, “Reviewing agencies or organizations should include with their comments the name of a contact person who would be available for later consultation, if necessary. Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency’s statutory responsibility.” State CEQA Guidelines Section 15204(e) states, “This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section.”

List of Respondents

Table 1: List of Public Agencies, and Persons and Organizations Commenting on IS/MND, lists the public agencies and persons and organizations who submitted comments on the IS/MND, as of close of the public review period on October 11, 2021. Comments received after the close of the public review period on October 12, 2021 are also included in **Table 1** and considered in the City’s proposed responses. Public comments received on or after October 13, 2021 are included in the project record as Correspondence. All comment letters received are included in **Appendix A: Comments Received During Public Review**.

Table 1: List of Public Agencies, and Persons and Organizations Commenting on IS/MND					
No.	Date	Author Last Name	Author First Name	Author / Title	Agency or Organization
Public Agencies					
PA - 1	10/7/2021	Phu	Dan	Environmental Program Manager	OCTA
Persons and Organizations					
PO-1	9/27/2021	Yang	Cathy	Community Member	N/A
PO-2	9/28/2021	Halvorson	Marlene	Community Member	Concerned Residents of Fullerton
PO-3	10/4/2021	Kim	Edward	Community Member	N/A
PO-4	10/6/2021	Smith	Sheri	Community Member	N/A
PO-5	10/6/2021	Johnson	Ron	Community Member	N/A
PO-6	10/6/2021	Fajnor	Debbie	Community Member	N/A
PO-7	10/6/2021	Kennedy	Patricia	Community Member	N/A
PO-8	10/7/2021	Glassberg	Richard	Community Member	N/A
PO-9	10/7/2021	Booher	Mary	Community Member	N/A
PO-10	10/7/2021	Garver	David	Community Member	N/A
PO-11	10/7/2021	Curran	Julie	Community Member	N/A
PO-12	10/7/2021	Wiggs	Tracy	Community Member	N/A
PO-13	10/7/2021	Myrna	Klose	Community Member	N/A
PO-14	10/7/2021	Bockian	Joanne	Community Member	N/A
PO-15	10/7/2021	Mendoza	Chrissy	Community Member	N/A
PO-16	10/7/2021	Chen	Alice	Community Member	N/A
PO-17	10/7/2021	Nero	Jeff	Community Member	N/A
PO-18	10/7/2021	Rhodes	Carolyn	Community Member	N/A
PO-19	10/7/2021	Levine	Barbara	Community Member	N/A
PO-20	10/7/2021	Balistrieri	Alex	Community Member	N/A
PO-21	10/7/2021	Marquez	Kevin and Kristine	Community Member	N/A
PO-22	10/7/2021	English	Jan	Community Member	N/A
PO-23	10/7/2021	Shaw	James	Community Member	N/A
PO-24	10/7/2021	Smith	Claudia	Community Member	N/A
PO-25	10/7/2021	Forsteman	Lynn	Community Member	N/A
	10/7/2021	Myers	Chris	Community Member	N/A
PO-26	10/7/2021	Yamane	Jon and Gail	Community Member	N/A
PO-27	10/7/2021	Wadwa	Rahul	Community Member	N/A
PO-28	10/8/2021	McVicar	Brian and Julie	Community Member	N/A

Table 1: List of Public Agencies, and Persons and Organizations Commenting on IS/MND					
No.	Date	Author Last Name	Author First Name	Author / Title	Agency or Organization
PO-29	10/8/2021	Yi	Hyon	Community Member	N/A
PO-30	10/8/2021	Bock	Marsha	Community Member	N/A
PO-31	10/8/2021	Luna	Marissa	Community Member	N/A
PO-32	10/8/2021	De Luna	Kris	Community Member	N/A
PO-33	10/8/2021	Rhodes	Carolyn	Community Member	N/A
PO-34	10/8/2021	Artacho	Tanya	Community Member	N/A
PO-35	10/8/2021	Drake	Skip	Community Member	N/A
PO-36	10/8/2021	Roady	Julie	Community Member	N/A
PO-37	10/8/2021	Carroll	Terri	Community Member	N/A
PO-38	10/8/2021	Klotza	Meade	Community Member	N/A
PO-39	10/8/2021	Sung	Monica	Community Member	N/A
PO-40	10/8/2021	Huggins	Carol	Community Member	N/A
PO-41	10/8/2021	Baumann	Nancy	Community Member	N/A
PO-42	10/8/2021	Proctor	Allan	Community Member	N/A
PO-43	10/8/2021	Pesner	Linda	Community Member	N/A
PO-44	10/8/2021	Mork	Harold	Community Member	N/A
PO-45	10/9/2021	Cheah	Ashley	Community Member	N/A
PO-46	10/9/2021	Macias	Barbara	Community Member	N/A
PO-47	10/9/2021	Julian	Kelly	Community Member	N/A
PO-48	10/9/2021	Smith	Mary	Community Member	N/A
PO-49	10/9/2021	Kiloh	Melissa	Community Member	N/A
PO-50	10/11/2021	Gonzalez	Rob	Community Member	N/A
PO-51	10/11/2021	Toerck	Peggy	Community Member	N/A
PO-52	10/11/2021	Annelin	Quinn	Community Member	N/A
PO-53	10/11/2021	Goh	Francis	Community Member	N/A
PO-54	10/11/2021	Reifer	Jane	Community Member	Friends for a Livable Fullerton
PO-55	10/11/2021	Reifer	Jane	Community Member	N/A
PO-56	10/12/2021	Burdett	Mandy	Community Member	N/A
PO-57	10/12/2021	Rodriguez	Victoria	Community Member	N/A

Responses to Comments – Public Agencies

PA-1: OCTA – Dan Phu, Environmental Program Manager



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October 7, 2021

Ms. Heather Allen, Planning Manager
City of Fullerton
303 West Commonwealth Avenue
Fullerton, CA 92832

Subject: **The Pines at Sunrise Village Project (PRJ2021-00006)**

Dear Ms. Allen:

Thank you for providing the Orange County Transportation Authority (OCTA) with the Notice of Intent and Initial Study for The Pines at Sunrise Village Project. The following comment is provided for your consideration.

- Please note that Euclid Street is designated as a Major (six-lane, divided) Arterial per the Master Plan of Arterial Highways (MPAH). The proposed project should not preclude the buildout of Euclid Street as it relates to potential future Right-of-Way needs.
- On pages 124 to 125 of the MND, please consider revising the following Route 37 operational information:
 - Weekdays: runs on 30-minute headways from approximately 4:25 a.m. – 10:40 p.m.
 - Saturdays: runs on 45-minute headways from approximately 5:20 a.m. – 9:30 p.m.
 - Sundays: runs on 50-minute headways from approximately 7:00 a.m. – 8:40 p.m.

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,



Dan Phu
Manager, Environmental Programs

PA-1 Response

The current Euclid Drive right-of-way in the Project vicinity is 100 feet, which provides for an 84-foot-wide roadbed/travelway and an 8.0-foot-wide sidewalk on each side of the street. The current right-of-way can accommodate a six-lane divided roadway should the City or OCTA determine that traffic volumes are such that two additional vehicular travel lanes are necessary. The proposed Project is not narrowing the sidewalk or roadbed/travelway. There are no Project features that would preclude the City or OCTA from pursuing the roadway's reconfiguration to provide a six-lane divided highway in the future.

To provide updated transit information, **IS/MND Section 4.17: Transportation** (Subsection 'Transit Service') (pages 124 to 125) are revised, as follows:

Line 37 operates on weekdays from approximately 5:20 a.m. to 9:30 PM, with 20-minute to 1-hour headways (the time between bus arrivals); on Saturdays from approximately 5:00 a.m. to 8:40 p.m. and on Sundays and holidays from approximately 7:00 a.m. to 11:00 p.m. with approximately 1-hour headways.

Line 37 operates on weekdays from approximately ~~5:20 a.m. to 9:30 p.m.~~ 4:25 a.m. to 10:40 p.m., ~~with 20-minute to 1-hour headways~~ with 30-minute headways (the time between bus arrivals); on Saturdays from approximately 5:00 a.m. to 8:40 p.m. ~~5:20 a.m. to 9:30 p.m.~~, ~~with 45-minute headways~~, and on Sundays and holidays from approximately 7:00 a.m. to 11:00 p.m. ~~with approximately 1-hour headways~~ 7:00 a.m. to 8:40 p.m., ~~with 50-minute headways~~.

This correction does not affect the IS/MND analysis of the roadway system or conclusions.

Responses to Comments – Persons and Organizations

Table 1: List of Public Agencies, and Persons and Organizations Commenting on IS/MND includes the comments received during the public review period from persons (i.e., community members) and organizations. These comments included recurring environmental topics and issues. The City’s proposed responses to those recurring points are presented below as Master Responses (MR). When comments did not address the completeness or adequacy of the environmental documentation or raise significant environmental issues, receipt of the comment is noted/acknowledged; no further response is provided/warranted. All comment letters have been forwarded to decision-makers for their consideration during deliberations on Project approval.

MR 1: Air Quality

Concerns have been expressed concerning the Project’s impacts on air quality pollution and dust. **IS/MND Section 4.3: Air Quality** (page 55) discusses the proposed Project’s potential air quality-related impacts during construction and once operational. The Project would involve the use of construction equipment ranging from excavators, dozers, rollers, rubber-tired loaders, tractors, trenchers, and pavers, which would emit exhaust emissions and haul earthwork quantities resulting in dust. The South Coast Air Quality Management District (South Coast AQMD) monitors air quality in the South Coast Air Basin, where the proposed Project is located. The South Coast AQMD prescribes standard regulations or standard conditions to decrease pollutant emissions. These standard conditions were factored into the Project’s air quality modeling. Standard Condition Air Quality 1 (SC AQ-1) prescribes the South Coast AQMD Rule 403, which outlines fugitive dust control measures. Specifically, SC AQ-1 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible beyond the property line of the emission source. This rule is intended to reduce PM₁₀ emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust. The City of Fullerton Planning Division would ensure compliance with SC AQ-1 through routine site inspections.

Furthermore, Project construction and operational emissions presented in **IS/MND Table 4.3-1** and **Table 4.3-2** were all below the South Coast AQMD significance thresholds. At the time of IS/MND preparation, the most up to date version of the air quality modeling program (CalEEMod) was version 2016.3.2. The Project’s emissions modeling was conducted in May 2021. A more recent version of CalEEMod 2020.4.0 was released on June 23, 2021, after the Project’s modeling was completed. CalEEMod 2020.4.0 was not available at the time the Project’s emissions modeling was conducted. The updates incorporated into CalEEMod 2020.4.0 included using the latest energy consumption rates in accordance with Title 24 California Building Code 2019 version requirements. Although the Project’s modeling used CalEEMod 2016.3.2, the model was manually updated to use latest Title 24 energy consumption rates. Given the proposed Project’s emissions were estimated to be far below South Coast AQMD thresholds and since energy emissions rates were updated manually, re-modeling Project emissions using CalEEMod 2020.4.0 is not warranted. Remodeling air quality emissions would not result in a cumulatively considerable net

increase of any criteria pollutant. No new or additional mitigation measure would be required, and the IS/MND conclusions would not change.

As addressed in the IS/MND, based on South Coast AQMD significance thresholds, Project air quality impacts would be reduced to less than significant following compliance with the established regulatory framework (e.g., SC AQ-1). No mitigation is required.

MR 2: Biological Resources

Several commentors raise concerns regarding removal of the site's existing ornamental landscaping (i.e., trees) and potential for creek restoration and impacts. As discussed under **IS/MND Section 4.4: Biological Resources** (page 66), a biological field investigation inventoried all trees to be impacted by Project implementation; see **IS/MND Appendix B: Biological Resources Assessment**. The proposed Project would remove all onsite trees and landscaping, replacing these with new trees and landscaping, as depicted on **Exhibit 2-9: Conceptual Landscape Plan**. Further, since the Project occurs entirely within privately-owned property, no impacts to trees on public property or public rights-of-way would occur.

Other biological issues raised by commentors were concerning the Euclid Creek Channel located along the Project site's eastern boundary. One comment letter (i.e., from "Friends for a Livable Fullerton") asked that a small portion of the Euclid Creek be restored as part of a Condition of Approval to the Project. Since the Project would not result in direct or indirect impacts to Euclid Creek, no restoration mitigation is required. Notwithstanding, the comment is noted and the request for Euclid Creek restoration as a Condition of Approval has been forwarded to decision-makers for their consideration during deliberations on Project approval. The comment letter does not address the adequacy of the Initial Study's analysis- no further response is required.

Additionally, to provide updated information regarding Migratory Birds Treaty Act provisions, **IS/MND Section 4.4: Biological Resources** (page 67) are revised, as follows:

Nesting Migratory Birds. During construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically February 1 through August 31 ~~March 15 through September 1~~), if possible.

MR 3: Noise

Concerns have been expressed regarding the Project's potential noise impacts on surrounding communities. **IS/MND Section 4.13: Noise**, discusses the potential noise impacts during construction and operational phases of the Project. Short-term noise measurements were conducted to quantify the Project area's existing ambient noise levels. The purpose of obtaining existing ambient noise levels was to determine the baseline noise conditions without the proposed Project conditions.

Three short-term (10-minute) noise measurements were conducted near potential noise sensitive receptors on June 23, 2021 between 2:00 p.m. and 4:00 p.m. The noise measurement sites were

representative of typical existing noise exposure immediately adjacent to the Project site. The measurements were taken. Short-term L_{eq} measurements are considered representative of the noise levels throughout the day. The noise levels and sources of noise measured at each location are listed in **IS/MND Table 4.13-1: Existing Noise Measurements**.

Construction noise levels were modeled and shown in **IS/MND Table 4.13-4: Project Construction Noise Levels**. All construction equipment was assumed to operate simultaneously at a construction area near to sensitive receptors. These assumptions represent a worst-case noise scenario as construction activities would routinely be spread throughout the construction site further away from noise sensitive receptors. As shown in **IS/MND Table 4.13-4**, exterior noise levels at noise sensitive receptors during different construction phases were estimated to be between 55.6 dBA and 71.3 dBA, thus, would be below the FTA's 80 dBA L_{eq} threshold. The FTA Transit Noise and Vibration Impact Assessment Manual Table 7-3 establishes the 80 dBA L_{eq} construction noise criteria for residential land uses. Further, noise associated with construction, repair, remodeling or grading of any real property must comply with the standards set forth in FMC Section 15.90 between 8 p.m. and 7 a.m. Monday through Saturday and at any time on Sunday or City recognized holidays.

The IS/MND also considers noise impacts after Project completion. Typical noise associated with residential land uses includes children playing, pet noise, amplified music, pool and spa equipment, and delivery drop offs. Noise from residential stationary sources would be consistent with the surrounding land uses and would occur primarily during the "daytime" activity hours of 7:00 a.m. to 10:00 p.m. Given the surrounding area's residential character, the proposed Project's residential uses would be consistent with the surrounding environment. On-site recreational outdoor amenities, such as courtyards and parks, would generate noise as well, though these amenities are within the site's interior and noise would be attenuated by the intervening residential structures.

The Project's mobile source noise level increases were also considered to be less than significant. Generally, traffic volumes on Project area roadways would have to approximately double for the resulting traffic noise levels to increase by 3 dBA. According to Orange County Transportation Authority (OCTA) Annual Traffic Volume Maps, Euclid Street near the Project site experiences 30,000 average daily vehicles, while Rosecrans Avenue experiences 17,000 average daily vehicles. The proposed Project would generate approximately 1,340 daily vehicle trips (see IS/MND Threshold 4.17a), which would not double the existing traffic volumes along Rosecrans Avenue or Euclid Street, thus, would not result in a perceivable increase in mobile source noise levels.

Noise impacts would be less than significant through compliance with the City's standard conditions and Noise Ordinance.

MR 4: Population and Housing

Concerns have been expressed concerning the Project's impacts on population growth. The proposed Project would increase the City's population by approximately 474 persons; see IS/MND Threshold 4.14a.

This increase represents nominal population growth (approximately 0.34 percent) considering SCAG's forecast population for the City of 139,905 persons by 2045. Therefore, the Project would not induce substantial unplanned population growth and impacts would be less than significant.

Concerns have also been expressed concerning the Project's impacts on housing density within the City. The High-Density Residential community development type applies to development projects with a density of over 28 du/ac. The proposed Project is a community development type of Low/Medium Density Residential, which has a density range of 6.1 du/acre to 15 du/acre. The proposed Project's density is 13.1 du/acre and therefore not considered a High Density Residential (28 du/acre) community development.

Concerns have been expressed concerning the Project's contribution to the City's Regional Housing Needs Allocation (RHNA). The City's RHNA for the 2021-2029 planning period identifies the City's future housing need at 13,209 units. The Project would be in furtherance of the City meeting its future housing need for the 2021-2029 planning period. The Project would contribute an additional 164 dwelling units to the City's housing inventory. The proposed Project would be consistent with the SCAG growth projections and RHNA for the City.

MR 5: Transportation

As discussed under **IS/MND Section 4.17: Transportation** (page 127) Threshold 4.17b, VMT analysis is the significance criteria for determining transportation impacts under State CEQA Guidelines. Jurisdictions were required to adopt VMT guidelines and thresholds by July 1, 2020.

Study Intersections: A traffic study was prepared to document potential transportation-related operational deficiencies as a result of Project implementation. However, the traffic study and findings were not used to determine whether a significant impact would occur under CEQA pursuant to SB 743.



Commenters raised concerns regarding increased traffic at the Paseo Dorado at Euclid Street intersection, however this intersection was not analyzed in the IS/MND since the proposed Project would not take access from or provide access to Paseo Dorado. Therefore, it is unlikely that future Project residents would make turning movements at the Euclid Street at Paseo Dorado intersection in any significant numbers. Most Project traffic would travel through the Euclid Street at Paseo Dorado intersection as either northbound or southbound through movements that are unconstrained, or uncontrolled, by either a stop sign or traffic signal. LOS ratings cannot be calculated for uncontrolled traffic flow at an intersection. For these reasons, it was determined that the Euclid Street at Paseo Dorado intersection would not be a study area intersection.

Trip Generation: Commenters have expressed concerns regarding the ability of the nearby circulation systems (primarily Euclid Street) to sustain the proposed Project. **IS/MND Section 4.17: Traffic and**

Transportation, analyzes the Project’s potential transportation-related impacts per the City’s Transportation Assessment Policies and Procedures (TAPP); see also **Appendix I: Traffic Impact Analysis** and **Appendix J: TAPP Worksheet. Table 4.17-1: Project Trip Generation** presents the Project site’s existing and proposed trip generation estimates based upon Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition, 2017) trip generation rates.

Table 4.17-1: Project Trip Generation									
Land Use	ITE Code	Unit	Daily	Trip Generation Rates					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Shopping Center ¹	820	TSF	37.75						
Single-Family Detached Housing ²	210	DU	9.440	0.185	0.555	0.740	0.624	0.366	0.990
Multi-family Housing (Low-Rise) ³	220	DU	7.320	0.106	0.354	0.460	0.353	0.207	0.560
Land Use	Quantity	Unit	Daily	Trip Generation Estimates					
				AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Existing Trip Generation									
Shopping Center ⁴	122.82	TSF	4,637	54	45	99	136	111	247
Project Trip Generation									
Single-family Homes	52	DU	491	10	29	38	32	19	51
Townhomes	116	DU	849	12	41	53	41	24	65
Project Trip Generation			1,340	22	70	92	73	43	116
Total Net Trip Generation			-3,297	-32	25	-7	-63	-68	-131
TSF = thousand square feet; DU = dwelling unit									
1. Daily Trip rate from the Institute of Transportation Engineers, <i>Trip Generation</i> , 10th Edition, 2017. Land Use Code 820 - Shopping Center, Peak hour trips from traffic counts, adjusted with a 25 percent COVID factor.									
2. Trip rates from the Institute of Transportation Engineers, <i>Trip Generation</i> , 10th Edition, 2017. Land Use Code 210 - Single-Family Detached Housing.									
3. Trip rates from the Institute of Transportation Engineers, <i>Trip Generation</i> , 10th Edition, 2017. Land Use Code 220 - Multifamily Housing (Low-Rise).									
4. Peak hour volumes were derived from counts taken at the Project driveways.									
Source: EPD Solutions, Inc. (2021)									

Peak-hour trip generation estimates were calculated for the proposed Project based on the land uses described in **IS/MND Section 2.0: Project Description**. As indicated in **Table 4.17-1**, the proposed Project would generate approximately 1,340 average daily trips on a typical weekday, including 92 a.m. peak hour trips and 116 p.m. peak hour trips. The Project would result in a net reduction of 3,297 average daily trips, including a reduction of 7 a.m. peak hour trips and reduction of 131 p.m. peak hour trips. Accordingly, the Project would not increase the daily trip average.

A qualitative VMT analysis was prepared pursuant to Senate Bill 743. A land use project would result in a potentially significant project-generated VMT impact if either of the following thresholds are satisfied:

1. The project-generated average total daily VMT per service population in the baseline year exceeds the City of Fullerton General Plan Buildout average total daily VMT per service population calculated with Origin/Destination VMT.

2. The project-generated average total daily VMT per service population in the horizon year exceeds the City of Fullerton General Plan Buildout average total daily VMT per service population calculated with Origin / Destination VMT.

As shown in **Table 4.17-2: Project VMT**, the analysis showed the projected trip generation would result in a lower General Plan buildout level of VMT per service population (27 compared to 29.6). As a result, the proposed Project's VMT per Service Population falls below the Target VMT per service population by 8.78 percent, therefore resulting in a less than significant impact in regards to traffic impact evaluation under CEQA.

Roadway Conditions: Commentors raised concerns regarding the Euclid Street roadway conditions resulting from Project implementation. The project is conditioned to rehabilitate the pavement, from the curb to curb (curb street width), along the project frontage on Euclid Street, Rosecrans Avenue, Camino Loma and Paseo Dorado, including the intersection of Euclid Street and Rosecrans Avenue. The extent of the pavement rehabilitation shall be determined based on the final geotechnical report recommendations and project construction and post-construction impact to street. Additionally, as part of the Development Agreement, the developer has agreed to continue the curb-to-curb pavement improvements southbound on Euclid Street to the north side of the intersection with Bastanchury Road.

Parking: Comments received have questioned the adequacy of the Project's parking supply. As discussed in **IS/MND Section 2.0 Project Description**, the Project's parking demand, based on FMC 15.20.150, is 328 garage and 164 guest spaces. The Project provides a total of 492 onsite parking spaces, including 328 within two-car garages with direct access to each residence and 164 open off-street parking spaces. The Project meets the City's parking requirements. Further, there is no street parking allowed on Euclid Street or Rosecrans Avenue. As part of Project approvals, the City will condition that all garages be used for vehicle storage only. All parking would be contained with the Project site.

MR 5: Utilities and Service Systems

Comments have been received regarding the City's infrastructure system capacity. **IS/MND Section 4.19, Utilities and Service System** discusses the City's existing infrastructure and the Project's potential impacts concerning water and wastewater facilities. The Project's forecast population growth would incrementally increase the City's existing population by 0.34 percent, to a total of 139,905 persons. The Project's water demand is shown in **Table 4.19-1: Project Water Demand**. Although the proposed Project would increase water demand over existing conditions, the proposed onsite water system and infrastructure would be designed to accommodate the increased demand. The City's 2020 Urban Water Management Plan (UWMP) estimated the City's 2020 water demand totaled 23,799 acre-feet per year (AFY). The Project's water demand would total up to 31,070 gallons per day over existing conditions, or 34.8 AFY. The Project would account for less than one percent of the City's current 2020 water demand of 23,799 AF. The City's UWMP also forecasts water availability for years of drought and has determined that water resources would be sufficient to serve the Project under normal, single-dry, and multiple-dry year scenarios through 2045. The 2020 UWMP has accounted for the City's 13,209 RHNA allocation for the 2021-2029 planning

period. **IS/MND Section 2.4.7** describes the specific infrastructure sizing proposed to serve the Project. A City of Fullerton Public Works Department Will Serve Letter dated (March 18, 2021) confirmed adequate water service supply to the Project site.

A Sewer Capacity Assessment was prepared for the Project; see **IS/MND Appendix L**. The sewer study included a discussion regarding existing sewer infrastructure capacity deficiencies and provided modeled sewer flows from the proposed Project.

The 2009 Master Sewer Plan identified capacity deficiencies were identified in the sewer lines downstream of the Project site under existing and modeled wet weather flow conditions. Specifically, the Master Sewer Plan identified the following three capital improvement projects to address current and projected sewer line capacity deficiencies:

- “Project 1B” would upsize the sewer line between manholes 71-69 and 12-41 from 15-inch to 18-inch;
- “Project 1C” would upsize the sewer line between manholes 10-42 and 28-42 from 15-inch to 18-inch; and
- “Project 2” would upsize the sewer line between manholes 28-69 and 71-69 from 8-inch to 10-inch.

A portion of the Project 2 improvements has been completed (from manhole 28-69 to manhole 56-69). However, Project 1B and Project 1C and the remaining section of Project 2 from manhole 56-69 to 71-69 have not been implemented.

The Project’s Sewer Capacity Assessment modeled existing and future 2035 conditions with the proposed Project flows to determine whether the Project would cause new capacity deficiencies and to confirm that the three capital improvement projects identified above would alleviate the deficiencies inclusive of the proposed Project. The Project sewer generation (36,080 gpd) would increase sewer flows over existing conditions by 22,280 gpd, and therefore further contribute to the City’s sewer capacity by approximately 13 percent based on the percent increase of flow under dry weather flow conditions that the development would add to the sewer system, as discussed under **Appendix L**. Additionally, through discussions with City staff, it was determined that the Master Sewer Plan data and modeling assumptions were overly conservative since the modeled flows relied on data from an extremely wet 2005 winter storm event. Further, the Sewer Master Plan did not factor other City modifications and improvements to the system outflows including fixing cracked pipes and future system repairs. An updated Project’s Sewer Capacity Assessment (July 9, 2021) included under **Appendix L**, provides further clarification regarding the City’s infrastructure capacity. Although the proposed Project would result in a net increase in wastewater generation, it would not require construction of sewer infrastructure beyond what was previously identified in the Master Sewer Plan. Additionally, the Project Applicant would be required to pay to the City their fair-share of the cost for the three capital improvement projects for sewer capacity. The City would impose as a Condition of Approval for the Applicant to pay their fair-share of the cost for the three

capital improvement projects for sewer capacity. Such fees would be eligible to go into a Community Facilities District requiring completion within three years of bond issuance.

MR 6: Cumulative Impacts

Commentors raised concerns regarding the lack of cumulative impact analysis from other recently approved projects in the Project site vicinity. State CEQA Guidelines Section 15130 provides that “An EIR shall discuss cumulative impacts of a project when the project’s incremental effect is cumulatively considerable, as defined in Guidelines Section 15065(a)(3).” Therefore, cumulative impact analysis is not required for an IS/MND. Furthermore, the IS/MND does consider, as appropriate to certain resource areas, cumulative impacts under **IS/MND Section 4.3: Air Quality, Section 4.8: Greenhouse Gas Emissions, and Section 4.21: Mandatory Findings of Significance.**

For example, under **IS/MND Section 4.3b**, the analysis concludes that the Project would not result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

MR 7: Non-CEQA Related Topic Areas of Concern

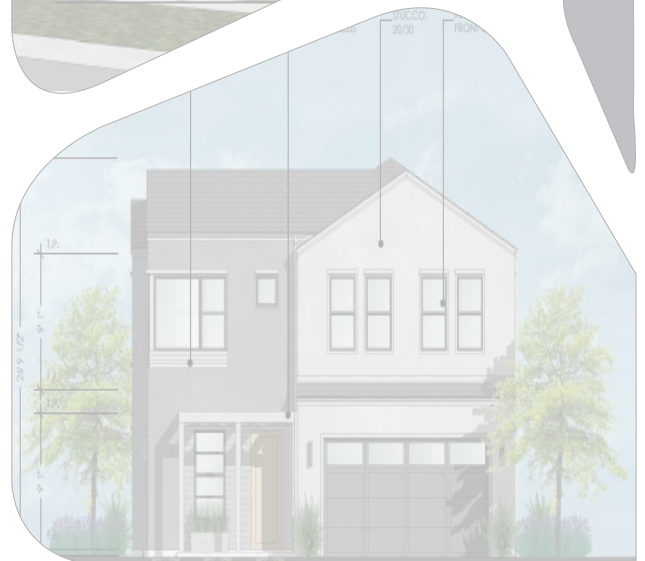
Loss of Retail and Tenants

Commentors raised concerns regarding the loss of local businesses (i.e., Fullerton Hills Pet Clinic operated by Dr. Cho and retail commercial) as a result of Project implementation. As noted in **IS/MND Section 2.0: Project Description**, the existing Sunrise Village shopping center’s existing vacancy rate is 45 percent. The Project proposes to demolish approximately 108,300 square feet (SF) of existing commercial retail uses and in their place, develop 49 detached single-family residential dwelling units (DU) and 115 multi-family townhome DU. A portion of the Sunrise Village shopping center would be retained, specifically the existing commercial uses at 1020 Rosecrans Avenue and 1026-1030 Rosecrans Avenue. The vacant bank building at 1901 Euclid Street (under separate ownership) is not a part of the Project. Thus, the building would remain if the Project is developed. The loss of close and convenient shopping is not an environmental issue that is reviewed under CEQA. Concerns regarding loss of local retail and proximity to shopping does not address the adequacy of the IS/MND’s analysis. Concerns related to the loss of local retail will be forwarded to decision-makers for their consideration during deliberations on Project approval. The comment is noted, and no further response is required.

Decreases in Property Value

Commenters raised concerns regarding decreased property values resulting from Project implementation. With respect to property values, no evidence is provided to assert that the proposed Project will result in negative influence on home values. This is not a reasonably foreseeable outcome associated with the implementation of multi-family or detached single-family residential development adjacent to single-family residences. This comment does not address the adequacy of the IS/MND analysis. The comment is noted, and no further response is required.

Comments Received During Public Review





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Darrell E. Johnson
Chief Executive Officer

October 7, 2021

Ms. Heather Allen, Planning Manager
City of Fullerton
303 West Commonwealth Avenue
Fullerton, CA 92832

Subject: The Pines at Sunrise Village Project (PRJ2021-00006)

Dear Ms. Allen:

Thank you for providing the Orange County Transportation Authority (OCTA) with the Notice of Intent and Initial Study for The Pines at Sunrise Village Project. The following comment is provided for your consideration.

- Please note that Euclid Street is designated as a Major (six-lane, divided) Arterial per the Master Plan of Arterial Highways (MPAH). The proposed project should not preclude the buildout of Euclid Street as it relates to potential future Right-of-Way needs.
- On pages 124 to 125 of the MND, please consider revising the following Route 37 operational information:
 - Weekdays: runs on 30-minute headways from approximately 4:25 a.m. – 10:40 p.m.
 - Saturdays: runs on 45-minute headways from approximately 5:20 a.m. – 9:30 p.m.
 - Sundays: runs on 50-minute headways from approximately 7:00 a.m. – 8:40 p.m.

Throughout the development of this project, we encourage communication with OCTA on any matters discussed herein. If you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,

Dan Phu
Manager, Environmental Programs

From: [Cathy Yang](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Public hearing Oct 27 at 6:30pm on Sunrise Village
Date: Monday, September 27, 2021 8:28:00 AM

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

We need the shops at Sunrise Village and we don't need more houses there. I shop at least 3 times per week there and my kids go to Elite for tutoring. I oppose to change the zoning.

Please keep the shops there. It was zoned as Commercial for a good reason.

Cathy

From: [Steve Danley](#)
To: [Gregory Pfost](#); [Heather Allen](#)
Subject: Fwd: [EXTERNAL MAIL]SUNRISE VILLAGE
Date: Tuesday, September 28, 2021 7:12:48 AM

Just an FYI

Sent from my Verizon, Samsung Galaxy smartphone
 Get [Outlook for Android](#)

From: MARLENE HALVORSON <[REDACTED]>
Sent: Tuesday, September 28, 2021 6:58:06 AM
To: Council Email <Council@ci.fullerton.ca.us>; Bruce Whitaker-EXT <bwwhitaker@live.com>; Fred Jung <Fred.Jung@cityoffullerton.com>; Nicholas Dunlap <Nicholas.Dunlap@cityoffullerton.com>; Jesus Silva <jesus.silva@cityoffullerton.com>; Ahmad Zahra <AhmadZ@cityoffullerton.com>
Cc: Steve Danley <Steven.Danley@cityoffullerton.com>; City Clerk's Office <CityClerksOffice@cityoffullerton.com>; Marlene Halvorson <[REDACTED]>; Amanda Formes <[REDACTED]>; PD <[REDACTED]>; Shon Halvorson <[REDACTED]>
Subject: [EXTERNAL MAIL]SUNRISE VILLAGE

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

I am adamantly opposed to the Sunrise Village High-rise Development Project.
 Overdevelopment
 High Density
 Overpopulation

1. We have been asked to reduce our water consumption. We are in a water drought.
2. Our infrastructure cannot handle this overdevelopment and overpopulation.
3. Underparked, creating additional parking problems
4. Increased traffic, accidents, on our already deplorable city streets.
5. Zoned for retail not housing
 And we need retail instead of housing.

Please oppose this project for the sake of your Fullerton residents, and their quality of life.
 Is this for the "good of all", or just the owner/developer ?
 We must oppose the Builders/Developers strong hold on Fullerton.
 We must be sensitive to quality of life for our Fullerton residents. We need to breathe.

Thank you for your opposition to this overdevelopment project.

Marlene Halvorson
CROF
Concerned Residents Of Fullerton

Sent from my iPhone

From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fwd: [EXTERNAL MAIL]No on housing project at sunrise village center
Date: Monday, October 4, 2021 11:02:56 AM

Can you save this email comment to the project folder under “responses to comments”.

Thanks!

Get [Outlook for iOS](#)

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Monday, October 4, 2021 1:05:24 PM
To: Leung, Brian [REDACTED]
Subject: FW: [EXTERNAL MAIL]No on housing project at sunrise village center

From: p e [mailto:[REDACTED]]
Sent: Monday, October 4, 2021 10:04 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]No on housing project at sunrise village center

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Please stop the planned housing project. We need the Fullerton hills pet clinic.

Thank you.

Sincerely

Edward Kim

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: FW: [EXTERNAL MAIL]THE SUNRISE VILLAGE CENTER DEMOLITION
Date: Wednesday, October 6, 2021 8:32:24 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.png](#)
[image008.jpg](#)
[image010.png](#)
[image013.jpg](#)
[image014.jpg](#)
[image017.png](#)
[image011.jpg](#)
[image012.jpg](#)

Save this email to the responses to comments folder for the Pines project.

Thanks!

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Wednesday, October 6, 2021 4:49 PM
To: Leung, Brian [REDACTED]
Subject: FW: [EXTERNAL MAIL]THE SUNRISE VILLAGE CENTER DEMOLITION

From: Sheri Smith [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Wednesday, October 6, 2021 4:41 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]THE SUNRISE VILLAGE CENTER DEMOLITION

CAUTION: BE CAREFUL WITH THIS MESSAGE

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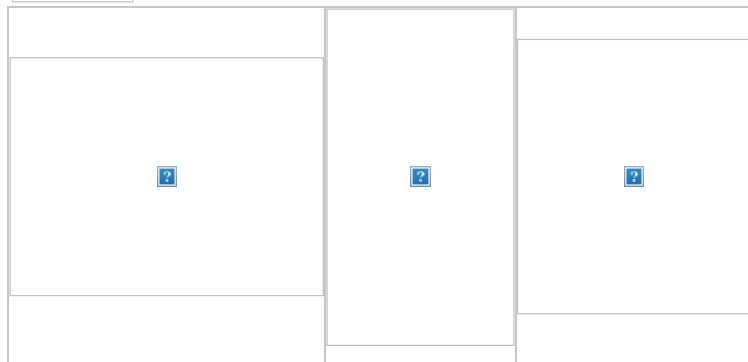
I have been a Fullerton resident since 1989 and want to go on record to state – I AM TOTALLY OPPOSED TO THE DEMOLITION of Sunrise on so many levels.
Please acknowledge my email!

Respectfully,
 Sheri Smith cell: [REDACTED]
 We believe events are a lot like life – all about FOOD, FUN, and LOVE (ALOHA!) *maintaining client trust since 1990*
 (Available when YOU are - use the mobile so we don't miss connecting!)

ChocolateFountainSoCal.com
[Gallery & Video](#)
GourmetCatering.com
[youtube.com/watch?v=TGltZVjxrKQ&feature=youtu.be](https://www.youtube.com/watch?v=TGltZVjxrKQ&feature=youtu.be) so much fun!
BartendingSoCal.com



GC Avatar1



no trees were harmed in the production of this message, however a rather large number of electrons were somewhat inconvenienced.

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If the reader of this message is not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the message and deleting it from your computer. Thank you.

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fwd: [EXTERNAL MAIL]Sunrise Village Rosecrans and Euclid
Date: Thursday, October 7, 2021 7:27:44 AM

Save to R2C

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From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Wednesday, October 6, 2021 9:18:42 PM
To: Leung, Brian [REDACTED]
Subject: FW: [EXTERNAL MAIL]Sunrise Village Rosecrans and Euclid

From: Ron Johnson [mailto:[REDACTED]]
Sent: Wednesday, October 6, 2021 9:11 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village Rosecrans and Euclid

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Dear Heather,

I am writing to express my opposition to rezoning Sunrise Village to allow housing in place of retail business. We need more retail business in this side of town, not less.

If housing is allowed it will put a tremendous strain on the city's infrastructure. We already have water and power shortages. Traffic at the Euclid intersection is dangerous and additional residences will make it worse.

Fullerton needs to think about its current residents and not give in to an out of town developer that will take his profits and leave.

Please forward my opposition to the Planning Commission.

Thank you,

Ronald C. Johnson
[REDACTED]

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fwd: [EXTERNAL MAIL]Sunrise Village
Date: Thursday, October 7, 2021 7:27:58 AM

Save to R2C
Get [Outlook for iOS](#)

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Wednesday, October 6, 2021 9:18:47 PM
To: Leung, Brian [REDACTED]
Subject: FW: [EXTERNAL MAIL]Sunrise Village

-----Original Message-----

From: debbie fajnor [[mailto:\[REDACTED\]](#)]
Sent: Wednesday, October 6, 2021 7:43 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Please do not take away a commercial property to put in more housing. We cannot support the traffic we have now. When I moved here, this was a nice town. We are not maintaining our streets. Let's take care of the citizens we have already.

Sent from my iPhone

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fwd: [EXTERNAL MAIL]Sunrise Village
Date: Thursday, October 7, 2021 7:28:10 AM

Save to R2C
Get [Outlook for iOS](#)

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Wednesday, October 6, 2021 11:02:07 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Sunrise Village

-----Original Message-----

From: Patricia Kennedy [[mailto:\[REDACTED\]](#)]
Sent: Wednesday, October 6, 2021 10:59 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

We need more housing development in Fullerton like we need a hole in the head. The congestion, overcrowding, pollution and increased traffic is just ecological criminal and immoral. Let's stop destroying our city. No more housing projects. Revitalize Sunrise Village. Honor Dr Cho lease.

Sent from my iPhone

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: FW: [EXTERNAL MAIL]Sunrise Center/Dr. Cho
Date: Thursday, October 7, 2021 9:50:10 AM

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Thursday, October 7, 2021 9:27 AM
To: Leung, Brian [REDACTED]
Subject: FW: [EXTERNAL MAIL]Sunrise Center/Dr. Cho

From: Richard Glassberg [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Thursday, October 7, 2021 9:26 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Center/Dr. Cho

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Hi Heather,

I hope you are doing well. Out of empathy for my colleague, Dr. Cho, add me to the list of people opposing his eviction and the development of a housing project.

Best regards,
Dick Glassberg

--

Richard S. Glassberg, D.V.M.
Sunnycrest Animal Care Center
951 W. Bastanchury Road
Fullerton, CA 92835-3425
714-871-3000
<http://www.sunnycrestanimalcare.com/>
<http://www.facebook.com/sunnycrestanimalcare>
<http://www.animalhealthfoundation.net>

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: FW: [EXTERNAL MAIL]Proposed housing Sunrise Village
Date: Thursday, October 7, 2021 11:53:49 AM

-----Original Message-----

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Thursday, October 7, 2021 11:53 AM
To: Leung, Brian [REDACTED]
Subject: FW: [EXTERNAL MAIL]Proposed housing Sunrise Village

-----Original Message-----

From: Mary Booher [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Thursday, October 7, 2021 11:47 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Proposed housing Sunrise Village

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Vehemently OPPOSED!

Sent from my iPhone

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: FW: [EXTERNAL MAIL]Opposition to Sunrise Village Center Housing project
Date: Thursday, October 7, 2021 11:59:58 AM

-----Original Message-----

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Thursday, October 7, 2021 11:57 AM
To: Leung, Brian [REDACTED]
Subject: FW: [EXTERNAL MAIL]Opposition to Sunrise Village Center Housing project

-----Original Message-----

From: David Garver [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Thursday, October 7, 2021 11:56 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Opposition to Sunrise Village Center Housing project

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Because of traffic concerns and support of local businesses, please oppose the housing project conversion of the Sunrise Village Center Mall. Vote no!!-David Garver, Fullerton Resident

Sent from my iPhone

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From: [Julie Curran](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Housing Project Proposed - The Sunrise Village Center
Date: Thursday, October 7, 2021 11:12:27 AM

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Ms Allen:

I am vehemently opposed to the housing project proposed. We DO NOT need more housing & we NEED to keep the very important and very necessary wonderful pet clinic that's been there and helped this community for 40 plus years. This will be a detriment to our community & will help no one but those who want more money. We have enough housing stop it!!

Julie Curran
24 years resident of Fullerton

[Sent from Yahoo Mail for iPhone](#)

From: [Tracy Wiggs](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Dr. Cho/Sunrise Village
Date: Thursday, October 7, 2021 10:10:24 AM

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Hello Ms. Allen,

I'm sending this brief, to the point email to share my strong opposition to the removal/destruction of Dr. Cho's veterinary office (& Sunrise Village). He has been a faithful contributor to our community by his veterinary services for 41 years, 10+ of which I have been fortunate enough to experience.

I have been a Fullerton resident for 27 years and I'm tired of the over development in our city. (As are many of the citizens.)

I truly hope there is another solution to the improvement of Sunrise Village, where Dr. Cho can continue to be a valuable asset to the community.

Best Regards,

Tracy Wiggs

Sent from my iPhone

From: [Myrna Klose](#)
To: [Heather Allen](#)
Cc: [REDACTED]
Subject: [EXTERNAL MAIL]Development of Sunrise Village
Date: Thursday, October 7, 2021 10:24:45 AM

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Dear Heather,

I am very opposed to the demolition and development of Sunrise Village into a new housing project. It is a nice corner with a variety of good food choices, health center and a variety of small businesses serving the neighboring communities.

I especially am against having our family's long time veterinarian, Dr. Cho, be vacated before his lease is over due to an undesirable business venture.

Please DO NOT APPROVE or reconsider the approval of developing a huge housing project that will definitely increase traffic along Euclid, which is one of my common travel routes.

Thank you for your consideration.

Myrna Klose

[REDACTED]
Fullerton, 92835

From: [Joanne Bockian](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL] Sunrise Village Center
Date: Thursday, October 7, 2021 2:33:32 PM

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

To Heather Allen and the Fullerton City Council:

I am strongly opposed to the development at the Sunrise Village Center at the expense of the small businesses located there.

Please figure out a way to have a mixed use at that location - if redevelopment is to be permitted at all, which I think would be a bad idea and which I don't think should be permitted.

Thank you in advance for your support of the small businesses which are the backbone of our economy and the mainstay of our community.

*-Joanne Bockian and Family
(Fullerton residents since 1959)*

From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: FW: [EXTERNAL MAIL]Sunrise Village Development Rosecrans/Euclid
Date: Thursday, October 7, 2021 12:15:38 PM

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Thursday, October 7, 2021 12:11 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Sunrise Village Development Rosecrans/Euclid

From: Chrissy Mendoza [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Thursday, October 7, 2021 12:10 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Cc: Fred Jung <Fred.Jung@cityoffullerton.com>; nicholas.dunlap@cityoffulleton.com; Bruce Whitaker-EXT <[bwwhitake\[REDACTED\]](mailto:bwwhitake[REDACTED])>; Ahmad Zahra <AhmadZ@cityoffullerton.com>; Jesus Silva <jesus.silva@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village Development Rosecrans/Euclid

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Good afternoon Heather and council members,

I am writing in regards to the Sunrise Village Development project that is in the works. I would like to express my concerns with how the development is taking shape. We are concerned about the major increase in traffic that will take place once this project is completed. I have driven two of my children to Parks Junior High over the last 4 years and I can say the intersection at Rosecrans and Euclid is terrible. There is so much traffic with residents trying to get to work and parents dropping off kids to school. There needs to be some serious thought put into the traffic control with the potential 164 homes going in there. I would also like to express my support for the small businesses that currently reside in this space, especially Dr. Cho's vet clinic. From the communication I've been reading and engaging with it appears there has not been much, if any, consideration for this highly reputable, long time business here in Fullerton. Why is this city so against bringing in and or keeping businesses here in the city? This same thing is happening at 1600 Commonwealth. A successful business offered market price in 2018 to purchase that property, bring jobs and tax revenue to the city and it was basically brushed aside. Now we have a long time business owner being pushed out. I understand this is private owned property, unlike the 1600 commonwealth property, but I would hope the planning commission as well as council would take serious note of this business and any others that are affected in that center and help relocate them or work them into the development plan so they can stay. Now don't you think many of the future residents in this community will have pets? How lucky would they be to have access to a great vet within walking distance. We need to keep the vet clinics we have access to in our city. So many people have adopted pets since the pandemic and its become very difficult to get into vets as new patient or just for regular visits. There is a need for this service. Please support these businesses and the residents concerns. I have been a resident in this neighborhood for 25 years and it's hard to see all this development coming in throughout the city. I appreciate your time and please support and be mindful of the residents wants, needs and concerns when looking to approve final plans for this project.

Sincerely,
Chrissy Mendoza

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]I oppose demo/construction plans for Sunrise Village Center
Date: Thursday, October 7, 2021 3:15:36 PM

From: Alice Chen [mailto:]
Sent: Thursday, October 7, 2021 3:12 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]I oppose demo/construction plans for Sunrise Village Center

CAUTION: BE CAREFUL WITH THIS MESSAGE

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From: [Jeff Nero](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Sunrise Center tear down
Date: Thursday, October 7, 2021 10:06:29 AM

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Heather:

I would like to voice my strong opposition against the tear down for Sunrise Village Center by the developer in favor of higher density housing

Can you please send me the developer information responsible for the project and owner of the land and project

Thank you
Jeff Nero

Sent from my iPhone

From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]
Date: Friday, October 8, 2021 11:39:11 AM

From: bocarhodes@aol.com [mailto: [REDACTED]]
Sent: Friday, October 8, 2021 11:36 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Ms. Allen,
Once again I must say I am adamantly opposed
to the Sunrise Village project being used to
add more homes to an already overburdened
city. We need to take care of the infrastructure
already in place!
Carolyn Rhodes
[REDACTED]

Fullerton, CA 92833

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]
Date: Thursday, October 7, 2021 2:47:47 PM

From: Barbara Levine [mailto:]
Sent: Thursday, October 7, 2021 2:47 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Hello Heather:

I am a client of Dr. Cho and do not want the sunrise Valley Center. Why don't you try to rehabilitate the center? Putting housing in would add to the traffic problem and pollution problem

Please vote No. we need our vet

Thanks

Barbara Levine

[Sent from the all new AOL app for iOS](#)

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Leung, Brian

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Thursday, October 7, 2021 2:30 PM
To: Leung, Brian
Subject: FW: [EXTERNAL MAIL]NO on housing project

Categories: External

From: Alex Balistrieri [mailto: [REDACTED]]
Sent: Thursday, October 7, 2021 2:29 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]NO on housing project

CAUTION: BE CAREFUL WITH THIS MESSAGE

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I would like to voice my opposition for the consideration of demolishing the Sunrise Village Center in Fullerton off Euclid and Rosecrans. I have lived in Fullerton for my entire life, 29 years, and although not as long as some residents, I have seen this center change over the years. The one thing that has lasted, however, is my vet office, Fullerton Hills Pet Clinic. I have been a client of theirs for 29 years with countless pets having been seen by Dr. Cho and his staff.

I would greatly appreciate a reconsideration of this housing project in this area.

Thank you,
Alex Balistrieri

To securely upload information [CLICK HERE](#), **do not send personal information via email.**

1040 Blues, Inc.
410 W. Amerige Avenue
Fullerton, CA 92832
Tel: 714-526-1676
Fax: 714-526-7819

www.1040Blues.com

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Sunrise Village Center
Date: Thursday, October 7, 2021 2:10:09 PM

-----Original Message-----

From: [REDACTED]
Sent: Thursday, October 7, 2021 1:44 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village Center

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

My family has lived in Sunny Hills for 30 years. We OPPOSE the planned high density residential development at Sunrise Village Center. We understand the plan is not affordable housing and we have no interest in lining the pockets of yet another developer. Our area homeowners pay more in taxes and receive less in services than most residents of La Habra and Brea. The nice retailers open locations there and Fullerton residents spend their dollars outside the city while outside developers get a quick windfall and our quality of life degrades. The Sunrise Village development does not serve the interests Fullerton homeowners and residents and should not go forward.

Kristine Marquez
Kevin Marquez

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Sunrise Village Center, Euclid & Rosecrans
Date: Thursday, October 7, 2021 1:00:46 PM

From: [REDACTED]
Sent: Thursday, October 7, 2021 1:00 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village Center, Euclid & Rosecrans

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Hello Ms. Allen,

I have been notified by Dr. Cho, the veterinarian who practices at Fullerton Hills Pet Clinic in this plaza, that the shopping center may be facing demolition to provide room for another project. Please, please, please, reconsider this decision for the sake of Fullerton residents who utilize and have enjoyed Dr. Cho's services for the past 40 years! I'm sure that other businesses in that plaza are frequented by Fullerton residents as well. Don't need to mention here that the impact of a new development would greatly impact the morning traffic from nearby schools...

I'm hoping, because I cannot attend city meetings about this, that you will count this as an opposing view.

Respectfully,

Jan English
Fullerton Resident
92835

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL] Sunrise Plaza "ReDevelopment" - i strong oppose this project
Date: Thursday, October 7, 2021 5:09:22 PM

From: jaygshaw [mailto:]
Sent: Thursday, October 7, 2021 4:46 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL] Sunrise Plaza "ReDevelopment" - i strong oppose this project

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Dear Ms. Allen:

As a 40 year resident of the city of Fullerton, and as a 60+ year resident of Orange County, I can honestly say "I've seen everything!" But I guess not.

We have a deteriorating infrastructure. Roads, sewers, water lines..... I can go on and on. But to get to the point of my message:

THE PROPOSED "REDEVELOPMENT" OF THE SUNRISE PLAZA INTO A VERY LARGE APARTMENT DEVELOPMENT (as I have learned by not only the Fullerton Observer but also through talking with other residents of Fullerton) A VERY BAD IDEA. It is a lose-lose-lose-lose (in so many ways) proposal. I can go on and on.

I OFFER A COUNTER PROPOSAL:

Do not add further "development" in City of Fullerton until such time as the existing City infrastructure is sufficient to properly address and care for the lives and concerns of our current population and a furtherance (plan with action) of advancements to enable the further development to benefit the residents and the community as a whole. Absent this requirement, such "Re-development" is sheer folly and political misjudgment. Just look around. What do you see? Other cities nearby (Anaheim, Brea et al.) increasing density and such density will cause massive flow through Fullerton. Worse streets and roadways, damage to subsurface utilities, and clearly unintended consequences. And you want to add even more? What about parking? The latest plan for more (larger) housing near Cal State Fullerton will see the street in front of my house (at the end of a culdesac that should see minimal traffic) will be full of cars parking, in spite of a posted two hour limit plus no overnight parking allowed. Not what my home is intended for.

Therefore, I request and make my personal demand that the Sunrise Plaza be kept intact, and that sufficient parking for new constructed housing be adjusted and modified to be sufficient so as to not further diminish the quality of live in Fullerton.

First things, First. Infrastructure!


James Shaw
 [REDACTED]
 Fullerton, CA92831

[Sent from the all new AOL app for iOS](#)

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Sunrise Village Center
Date: Thursday, October 7, 2021 6:09:42 PM

-----Original Message-----

From: Claudia Smith [[mailto:](#) 
Sent: Thursday, October 7, 2021 6:06 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village Center

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Ms. Allen,

I am writing to let you know how disappointed I am to learn the property on Euclid and Rosecrans is slated to become another housing development.

I am VEHEMENTLY opposed to this. While I am keenly aware the center has lost tenants in recent years, I think another solution should be considered.

The businesses that are still there are much needed. Dr Cho's veterinary business comes to mind. We have a shortage of vets and Dr Cho has been in business for over 40 years!

I beg you, please reconsider.

Claudia Smith


Fullerton resident of over 20 yrs

Sent from my iPhone

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]The Pines at Sunrise Village
Date: Thursday, October 7, 2021 8:22:33 PM

-----Original Message-----

From: Christopher A Myers [[mailto:](#) 
Sent: Thursday, October 7, 2021 8:18 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]The Pines at Sunrise Village

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Dear Heather Allen,

MY wife and I are long time Fullerton residents, and live in the neighborhood right across Rosecrans Ave. from the Sunrise Village Shopping Center. I recently saw a post about the proposed development "The Pines at Sunrise Village" on the next door Grissom Park website. My wife and I, and our neighbors are adamantly apposed to this proposed development. We don't need a high density housing project and the traffic associated problems, especially on our already deplorable city streets, and more strain on our already overburdened infrastructure. We feel that the owner of the property could go in a different direction and do something to really benefit the neighborhood with some nice retail shops, restaurants like a Panera Bread and some other eateries, and a grocery store. There was a real nice restaurant there years ago, and also a Pavilions grocery store which was great because they were so close by. Something like a scaled down version of the "Long Beach Exchange", retail shops and dining destination would be a great idea.

We don't need this proposed single-family home and three story multi family town home community at Euclid and Rosecrans. We need more retail and restaurants close by. And the business owners that have established themselves in the center should be allowed to stay, although I know our favorite Pharmacy, Sunrise Village Pharmacy is packing up and leaving for good after October 12th which really pisses me off. The Developer who designed this monstrosity may be salivating at the prospect of tearing down the center and starting construction, but I can tell you that no one else is happy about this at all. I'm sure you've received more than a few emails about this, and I hope you can pass some of these on to Planning commission.

Regards,

Chris Myers and Lynn forsteman

, Fullerton 92833

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Pines at Sunset Village Project
Date: Thursday, October 7, 2021 10:35:15 PM

-----Original Message-----

From: Jon Yamane [[mailto:](#)]
Sent: Thursday, October 7, 2021 9:37 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Pines at Sunset Village Project

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Heather,

I am writing to express my concern over the proposed project to build a high density housing project on Rosecrans and Euclid. As a Fullerton resident, I do not approve of this type of development at this location. The area is already overdeveloped and this addition would only exacerbate the condition. Please let me know what else I can do to oppose this project going into development.

Sincerely,

Jon Yamane
Gail Yamane

Sent from my iPhone

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Sunrise Village Center Demolition
Date: Thursday, October 7, 2021 10:57:15 PM

From: Rahul Wadwa [mailto:]
Sent: Thursday, October 7, 2021 10:45 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village Center Demolition

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Hello,

I am strongly opposed to the demolition of the Sunrise Village Center for purposes of the housing/The Pines project.

Thank you,
Rahul Wadwa
Fullerton Resident

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From: [Brian McVicar](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Sunrise Village
Date: Friday, October 8, 2021 6:54:08 AM

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We are extremely opposed to the development of the proposed housing project at Sunrise Village. Fullerton needs more small businesses to provide badly needed services, not less to help our economy. Please listen to your constituents.

Brian and Julie McVicar

Sent from my iPhone

From: [Nicole Yi](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Sunrise Village Center Development
Date: Friday, October 8, 2021 12:05:39 AM

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Dear Ms. Allen,

I am writing to vehemently oppose the potential housing project to be developed on the current Sunrise Village Center!!!!

Sincerely,

Hyon Yi
Fullerton resident

From: [Marsha Bock](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Sunrise Village
Date: Friday, October 8, 2021 6:06:00 AM

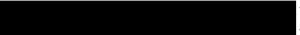
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Ms. Allen,
I am against the plan to demolish this center in order to put up more houses.
Thank you,
Marsha Bock
Fullerton

From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Sunrise Village Center
Date: Friday, October 8, 2021 10:36:43 AM

-----Original Message-----

From: Marissa Luna [[mailto:](#) [@cityoffullerton.com](#)]
Sent: Friday, October 8, 2021 10:34 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village Center

CAUTION: BE CAREFUL WITH THIS MESSAGE

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I am opposed.

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Stop condo plans on the corner of Rosecrans and Euclid
Date: Friday, October 8, 2021 10:38:54 AM

From: Kristine De Luna [mailto:]
Sent: Friday, October 8, 2021 10:38 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Stop condo plans on the corner of Rosecrans and Euclid

CAUTION: BE CAREFUL WITH THIS MESSAGE

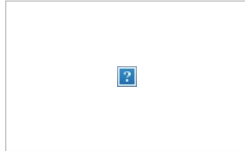
This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

I understand that plans are in motion to place condos in place of the center that is currently in existence, which include Fullerton Hills Pet Clinic. Although that center is run down and should be renewed, I would most certainly not want it to be replaced by condos!

I would appreciate you taking the Fullerton citizens into consideration before moving forward.

Thank you for your consideration.

Kris De Luna
SCGRRescue Transport and Volunteer Coordinator



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From: [REDACTED]
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]
Date: Thursday, October 7, 2021 10:20:35 AM

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Ms. Allen,
I am writing to add my objection to further development in Fullerton, specifically the Sunrise Village project. Having lived across Rosecrans from that sight for 49 years, I can certainly attest to the increased traffic in the area. Auto accidents are almost a daily occurrence from Euclid to Parks Avenue. Too much traffic in too small an area. Also wondering how utilities can be added without over-burdening sources such as water.
I truly hope Fullerton will choose to address more pressing problems, instead of adding yet more potential problems. Streets are in ridiculous condition, has anyone considered the toll more cars will take on our already poorly paved roads?
I also question the wisdom of this as I have received information of a toxic waste situation at that site. Please refer to the Dept. of Toxic Substances Control. Fullerton needs to clean up and take care of the problems that already exist before adding more. Check the police, fire and paramedic calls to see just how busy our departments are. Can they possibly add more to their already busy load? We don't have the support systems in place to accommodate more housing.
Please consider this development responsibly, not as just another source of income to the city. More income just means more output. I hope the city will listen to the voice of the citizens as we say NO MORE DEVELOPMENT.
Thank you,
Carolyn Rhodes
[REDACTED]
Fullerton, CA 92833

From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]OPPOSED TO DEMOLISH SUNRISE VILLAGE CENTER
Date: Friday, October 8, 2021 11:54:00 AM

From: Tanya Artacho [mailto: [REDACTED]]
Sent: Friday, October 8, 2021 11:52 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]OPPOSED TO DEMOLISH SUNRISE VILLAGE CENTER

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Heather Allen,

As a born and raised resident of the city of Fullerton, and now raising my own family in this city I am OPPOSED to the plan to demolish the Sunrise Village Center in order to create more housing. The neighborhoods nearby do not have a close shopping city as is. We travel to the city of Brea to do most of our grocery shopping and other outings. This is a great location to Renovate the shopping center and add essential commercial centers to have within our own city. The last thing our city needs is more housing. The city should be looking into fixing our streets first.

Also, I ask to please take into consideration that the Fullerton Hills Pet Clinic has been such an important business in the City of Fullerton. Dr. Cho is a very highly respected Veterinarian in our community. There has been a shortage of Veterinarians in the recent years which makes getting pets to see a vet in a timely manner very difficult. Dr. Cho has dedicated himself to his profession and has always given our pets immediate care anytime they have needed it. I would hope that the city of Fullerton would take Dr. Cho and his business into consideration before making decisions on this project and not allow this community lose a business and Veterinarian that truly means so much to many of us.

Tanya Artacho
Resident of Fullerton
[REDACTED]

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Dr. Cho
Date: Friday, October 8, 2021 12:21:27 PM

From: Skip Drake [mailto:]
Sent: Friday, October 8, 2021 12:17 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Dr. Cho

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Dear Ms. Allen,

This is a request to reconsider the elimination of the Fullerton Hills Pet Clinic. Dr. Cho has been a valuable member of this community as well as an exceptional, compassionate, and vital resource for those of us who have turned to him for the care of our beloved pets for the past 40 years.

If there is any way possible to support him in the continuation of his much needed mission of loving and caring for our pets, please do whatever you possibly can to advocate for this endeavor.

It is becoming evident that so many of the people in power care less and less about their constituents and their requests for consideration in the matters that impact their lives.

If there is no possible way of canceling or revising this project, at least consider letting Dr. Cho remain in the space he has occupied for over 40 years.

Thank you for your consideration in the matter of our outstanding, caring, community veterinarian.

Sincerely,

Skip Drake

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Sunrise Village Center Demolition
Date: Friday, October 8, 2021 12:29:20 PM

-----Original Message-----

From: Julie Roady [[mailto:](#)]
Sent: Friday, October 8, 2021 12:28 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village Center Demolition

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Dear Heather,

PLEASE do not Demolish this center. Our Vet of 28 years, Dr. Cho of Fullerton Hills Pet Clinic, has an office here. He has been at this location for 41 years! Dr. Cho has always taken care of our pets and the pets of many family and friends. It is terrible that they will breach their lease with him. We need him. He is a good veterinarian.

Please don't take him away from us by crowding even more, our neighborhoods, streets and schools etc.

Sincerely,

Julie Roady

Sent from my iPad

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Development at Sunrise Village
Date: Friday, October 8, 2021 1:24:27 PM

From: Terri Carroll [mailto:]
Sent: Friday, October 8, 2021 1:24 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Development at Sunrise Village

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Dear Ms. Allen,

I am a long-time Fullerton resident and I write to register my extreme opposition to the proposed building of expensive housing at the current Sunrise Village location by an out of town developer. The city does not need more pricey housing with the resulting increased traffic and strain on our roads and other aging infrastructure. We need more businesses and jobs for local residents, not fewer. If any of you would like to respond to this message I can be reached at this email address or at [REDACTED]. Thank you.

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fw: [EXTERNAL MAIL]Please stop the demolishing of the shopping center on Euclid where the Fullerton Veterinary is. They have been an important asset to animal owners for many years.
Date: Sunday, October 10, 2021 10:21:00 PM

Save to Folder.

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Friday, October 8, 2021 4:58 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Please stop the demolishing of the shopping center on Euclid where the Fullerton Veterinary is. They have been an important asset to animal owners for many years.

From: meadedeklotz [mailto:[REDACTED]]
Sent: Friday, October 8, 2021 4:57 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Please stop the demolishing of the shopping center on Euclid where the Fullerton Veterinary is. They have been an important asset to animal owners for many years.

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Sent from my Verizon, Samsung Galaxy smartphone

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fw: [EXTERNAL MAIL]Sunrise Village Center Development
Date: Sunday, October 10, 2021 10:21:13 PM

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Friday, October 8, 2021 4:44 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Sunrise Village Center Development

-----Original Message-----

From: Monica Sung [[mailto:\[REDACTED\]](#)]
Sent: Friday, October 8, 2021 4:40 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village Center Development

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Dear Mr Ellen,

I am writing to oppose the development of the above said development project as the area has many senior and students plus the traffic on Rosecrans and Euclid are heavy.

Regards.

Monica Sung

Sent from my iPhone

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fw: [EXTERNAL MAIL]Sunrise Village
Date: Sunday, October 10, 2021 10:22:17 PM

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Friday, October 8, 2021 3:34 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Sunrise Village

From: carol_huggins [mailto:[REDACTED]]
Sent: Friday, October 8, 2021 3:31 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village

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I live in Fullerton. I am against the building of any new housing in sunrise village area. Dr. Cho is my veterinarian and our community needs his services in that area. We do not need more congestion and traffic.
Carol Huggins

Sent from my Verizon, Samsung Galaxy smartphone

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fw: [EXTERNAL MAIL]Pines at Sunrise Village
Date: Sunday, October 10, 2021 10:22:17 PM

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Friday, October 8, 2021 4:01 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Pines at Sunrise Village

-----Original Message-----

From: Nancy Baumann [[mailto:\[REDACTED\]](#)]
Sent: Friday, October 8, 2021 4:00 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Pines at Sunrise Village

CAUTION: BE CAREFUL WITH THIS MESSAGE

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My name is Nancy Baumann and I live in the [REDACTED] at Jacaranda apartments for seniors over 55. I have lived here since 2010 when it opened. Our complex will be in total chaos if this should happen. I can't even imagine the amount of dust and dirt and earth movement from bringing in tons of dirt. There are 131 units here and there is only one way in and out. I have seen the plans and the townhomes will go in right where the Red Cross building is and where the tennis courts are (right next to the entry street to our complex).

I AM VEHEMENTLY OPPOSED TO THIS as are all the residents at FountainGlen Jacaranda.

Nancy Baumann

[REDACTED]
Fullerton 92833

Sent from my iPhone

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fw: [EXTERNAL MAIL]1805 north Euclid Fullerton
Date: Sunday, October 10, 2021 10:22:23 PM

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Friday, October 8, 2021 2:12 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]1805 north Euclid Fullerton

-----Original Message-----

From: ALLAN PROCTOR [REDACTED]
Sent: Friday, October 8, 2021 2:12 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]1805 north Euclid Fullerton

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The vet been there 40 years is there not any way u and the developer could accommodate in the restructure of the property we need him please give it some attention

Sent from my iPhone

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: Fw: [EXTERNAL MAIL]Sunrise Shopping Center Demolition
Date: Sunday, October 10, 2021 10:23:23 PM

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Friday, October 8, 2021 3:11 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Sunrise Shopping Center Demolition

From: Linda Pesner [mailto:linda.pesner@eaclubs.com]
Sent: Friday, October 8, 2021 3:10 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Shopping Center Demolition

CAUTION: BE CAREFUL WITH THIS MESSAGE

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Ms. Allen,

I grew up in Sunny Hills, attending SHHS and having horses on the corner of Euclid and Rosecrans. My mother still lives off of Park Road and my husband and I live in Fullerton on the east side.

I have known Dr. Cho, and the Sunrise Center for most of my adult life. The center has served as a place for groceries and we even stopped at the CVS after my son was born. To allow that center to be demolished and put more housing there is a disservice to the community.

Besides losing an amazing Veterinarian in Dr. Cho, the other businesses in there serve the community and with that shopping center gone, the closest retail will be Beach and Rosecrans or Bastanchury and Harbor.

Please rethink allowing more housing in that valuable retail space, thank you for your time.

Linda Pesner,
Owner



Anaheim, CA 92806 [REDACTED]



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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL] Sunrise Village Redevelopment
Date: Friday, October 8, 2021 2:14:45 PM

From: Reid mork [mailto:]
Sent: Friday, October 8, 2021 2:13 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL] Sunrise Village Redevelopment

CAUTION: BE CAREFUL WITH THIS MESSAGE

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As a proud resident of Fullerton since 2007, I am very disappointed in the proposed re-zoning and development of the area near Euclid and Rosecrans. It seems to me the only improvements Fullerton accomplishes is more bars downtown and high-density housing everywhere (these do not improve livability here in Fullerton). I see la Habra and Brea adding new commercial properties, restaurants and high end stores like Trader Joe's. We are falling behind. Euclid has deteriorated to a road in worse condition than roads in third world countries. This development will only make traffic worse and further contribute to worsening conditions of what used to be a charming city with a small town feel. Please do what you can to prevent this project from moving forward.

Harold Mork
[REDACTED]

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From: [Ashley Cheah](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Concern about Sunrise Village Businesses fate
Date: Saturday, October 9, 2021 10:14:35 AM

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

To Heather Allen:

I am writing to you this morning in hopes to express my deepest concern for the Sunrise Village building plans on 1805 N Euclid Street in Fullerton. It is to my understanding that this plot of land has been sold to developers who wish to build apartment housing. I am pleading to you: please do not evict these businesses.

This location is the perfect middle ground for those traveling from Brea, La Habra, La Mirada, Buena Park, Fullerton and even Anaheim. I personally frequent Man Doo Rang, a family-owned Korean restaurant, and Fullerton Hills Pet Clinic for my cat's check ups. Though I do not visit other businesses, I am sure the same principles apply to them as well. The large parking lot encourages visitors to park their car and explore other eateries and businesses nearby like the Coffee Code or visit the Ivy Fencing Club. I know Man Doo Rang has moved from a previous location in Buena Park where rent was extremely high. When my family and I heard of Man Doo Rang's relocation to Euclid St., we were ecstatic since it is closer to where we live. We were even more pleased to know that this restaurant is located in the same shopping area as our go-to pet clinic. As the news broke out threatening the fate of these local small business circled on Next Door, an app for neighborhood and nearby news, we were devastated and knew we had to do everything we could to save these businesses.

Thank you so much for taking the time to read my letter of concern. I do hope you and the developers can reach a compromise that does not removes these businesses from this location. It would be the equivalent to being forcefully evicted from your own home during this pandemic. Everyone is trying to make up for losses during these hard times.

Warmly,

Ashley Cheah

From: [Barbara Macias](#)
To: [Heather Allen](#)
Cc: [REDACTED]
Subject: [EXTERNAL MAIL] Dr. Cho
Date: Saturday, October 9, 2021 11:10:13 PM

CAUTION: BE CAREFUL WITH THIS MESSAGE

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Dearest Heather,

I am writing to you to let you know that Dr. Cho has been our family veterinarian for 12 years. I am both a business owner and a resident of Fullerton.

I vehemently oppose Dr. Cho being forced out of his lease early. He has 3 years left with an option for another 5 and he should be allowed to remain at this location.

The last thing we need in Fullerton is more housing and fewer small businesses or practices. I myself am a dentist who owns a small family dental office, so I can understand how unjust it is to not only force someone out of their lease, but also to force the the closure of Dr. Cho's office.

He provides such wonderful care for so many of Fullerton's pets.

Sincerely,
Dr. Barbara Macias

[REDACTED]

Fullerton, CA 92835

From: [REDACTED]
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Sunrise Village Center
Date: Saturday, October 9, 2021 12:23:27 PM

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This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Hello Ms. Allen,

I was shocked and saddened to see did the Sunrise Village Center is in danger of demolition.

I used to shop at the supermarket there and when it closed down I was sad and worried that it was only the beginning until everything would close down and a developer would step in and put more housing in that location. I was pleased to see the spa take over the vacancy.

I have been a client of Dr. Cho's for many years. As a former veterinary technician, I never had the pleasure of working for him in a professional capacity, however, I have never taken any of my pets to any of the veterinarians I worked for in the past, only Dr. Cho. He truly cares and is the only veterinarian I've ever known who will come in on his day off for emergencies and provide his home number for clients.

My husband and I had been eyeing the old Save on/CVS location for quite some time and have spoken about a real interest in leasing the location, thinking it would be a great spot for an indoor gymnasium for kids basketball, volleyball and to host assorted youth sports tournaments. We were just talking two weeks ago about inquiring with the city of Fullerton about this.

The city of Fullerton does not need more housing. We do not need more traffic, we do not need more wear and tear on our sewer system. When I think of all of the beautiful trees that would be destroyed in the process of developing this into a housing monstrosity I'm really saddened. We don't want this. I have not spoken with a single person who thinks this is a good idea.

I understand this would provide additional monies to the city but it also puts more money into the pockets of developers. Do we really need more of that?

I am hopeful the city of Fullerton will recognize what a gem Dr. Cho is and not displace him or the other tenants of the complex. I can't imagine him at his age trying to locate a new facility for his practice. I truly believe this would force him into retirement and hundreds if not thousands of us forced to find new care for our pets.

Please reconsider any decisions regarding destroying small businesses.

Please feel free to contact me.

Sincerely,

Kelly A. Julian
[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

From: [Mary Smith](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL] Sunrise Village Center
Date: Saturday, October 9, 2021 10:53:52 AM

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So, I have been informed that the Sunrise Village Center is to be demolished to make room for MORE Housing, Development, of which only brings more traffic to the area. This center has been there for a long time, and still has reputable Business owners who are making a living. We have frequented the Fullerton Hills Pet Clinic for years, and would hate to see them GO!!!! Please let's find a way to make this center thrive instead of killing it. The Pandemic has made it bad enough for Business owners to survive. This doesn't need to happen on top of it!! Please reconsider this Development.

Thank you for your time,
Mary L. Smith

From: [Melissa Kiloh](#)
To: [Heather Allen](#)
Subject: [EXTERNAL MAIL]Sunrise Village Center
Date: Saturday, October 9, 2021 5:26:40 PM

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I am opposed to demolishing the plaza for yet another housing development. The Fullerton Hills Pet Clinic is far more valuable to the community.

Thank-you,
Melissa Kiloh

From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: FW: [EXTERNAL MAIL]Pines at Sunrise Village Project (PRJ2021-00006) - 10/11/21
Date: Monday, October 11, 2021 11:08:28 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Monday, October 11, 2021 10:44 AM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Pines at Sunrise Village Project (PRJ2021-00006) - 10/11/21

From: Rob Gonzalez [REDACTED]
Sent: Monday, October 11, 2021 9:33 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Pines at Sunrise Village Project (PRJ2021-00006) - 10/11/21

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Good Morning Heather,

I am emailing you to please consider NOT demolishing the Sunrise Village Center to convert it to a Housing Project

This will affect many existing businesses including Fullerton Hills Pet Clinic, which has been around for 41 years

The housing project will have detrimental effects such as increased traffic, decreased property values, increased noise and pollution, etc.

My recommendation is to allow the lease to expire for the existing businesses there

I appreciate you taking the time to read my short email

Thank you,



Rob Gonzalez
Vice President
 Metro Fluid Connectors, INC.
 4345 W. Artesia Ave Unit D
 Fullerton, CA 92833-2507
 Phone: (714) 523 - 7093 Ext 500
 Direct: (714) 248 - 0972
 Fax: (714) 523 - 7259
 Website: www.metrofluid.com
 Email: Rob@metrofluid.com
 Please Follow Us On
 Facebook, Twitter, LinkedIn, Yelp, YouTube, Instagram



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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: FW: [EXTERNAL MAIL]Fullerton Hills Pet Clinic
Date: Monday, October 11, 2021 12:17:40 PM
Attachments: [image005.png](#)
[image006.png](#)

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Monday, October 11, 2021 12:13 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Fullerton Hills Pet Clinic

From: mtoerck@tforcefreight.com [<mailto:mtoerck@tforcefreight.com>]
Sent: Monday, October 11, 2021 12:11 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Fullerton Hills Pet Clinic

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Hello Heather,

I hope you are well. I wanted to let you know that I am a resident of Fullerton and I have been taking my animals to Dr. Cho at the Fullerton Hills Pet Clinic for the entire 41 yrs he has been in Practice. Please... PLEASE – DO NOT force him into retirement and close his business. He is trusted, respected and loved by so many people in the community with pets.

If you are not worried because there's other options down Euclid, you are wrong. The other options just a block away gave my cat the wrong injections and she died. I only trust DR. Cho, please do not take him away from us...

If you would like to contact me please do not hesitate. Fullerton does not need more housing, it needs more LOVE.



Thank you,

Peggy Toerck
Freight Sales Account Executive
TForce Freight
mtoerck@tforcefreight.com
805-304-5906 Cell phone
800-333-7400 Customer Service
800-644-0900 URGENT
800-988-9889 Tradeshow
Volume – freightvolume@tforcefreight.com
TForceFreight.com

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From: [Leung, Brian](#)
To: [Graham, Kiana](#)
Subject: FW: [EXTERNAL MAIL]Sunrise Village
Date: Monday, October 11, 2021 1:59:44 PM

From: Heather Allen <heather.allen@cityoffullerton.com>
Sent: Monday, October 11, 2021 1:58 PM
To: Leung, Brian <[REDACTED]>
Subject: FW: [EXTERNAL MAIL]Sunrise Village

From: Quinn Annelin [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Monday, October 11, 2021 1:53 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Cc: Fred Jung <Fred.Jung@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Sunrise Village

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Dear Ms. Allen -

As a homeowner in the West Coyote Hills of Fullerton, please let me express my opposition to the current proposal to demolish the Sunrise Village Center and rezone it into a housing development.

While I understand the need for additional housing in the expensive LA/OC area, we should try to avoid creating new development at the expense of the small businesses which have already suffered immensely throughout the COVID pandemic.

This Sunrise Village Center is the only commercial space available in an area which is already completely surrounded by existing residential developments, and will push nearby residents to take even more of their shopping and dining to other northern OC cities like La Habra and Buena Park. Demolition will also force many of the minority-owned businesses in the center to either relocate to these same nearby cities, or close down altogether.

I kindly ask that the Planning Commission and the City Council rethink this plan and consider the long-term impacts that closing even more small businesses would have on the health of the Fullerton economy.

Best regards,

Quinn Annelin
[REDACTED]
Fullerton, CA 92833

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From: Heather Allen
To: Leung, Brian
Subject: FW: [EXTERNAL MAIL]Opposition to Proposed Pines at Sunrise Village project
Date: Monday, October 11, 2021 2:30:58 PM

From: francis goh [mailto:]
Sent: Monday, October 11, 2021 2:07 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Opposition to Proposed Pines at Sunrise Village project

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This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

To Ms. Allen, Planning Commission & Fullerton City Council,

I am OPPOSED to this project and the re-zoning of this area. Community amenities have been degrading over the past years that I've lived in the neighborhood of this project, including traffic congestion, noise, safety and other environmental conditions. This project WILL cause significant negative impacts.

Specifically, for this project the Mitigated Negative Declaration is inadequate & incorrect. Also, the analysis does not utilize current and more relevant data, particularly in the emissions and traffic analyses--

Cumulative impacts: impacts should be assessed with the larger Coyote Hills/Chevron development that has been approved.

Air Quality & GHG Assessment: Analysis uses CALEEMOD 2016 version. Latest 2020 version with updated emission factors and calculations should be used.

Noise: Sessions measuring noise levels are short (10 mins) & don't reflect peak periods of use in the area, typically during the traffic rush hours in the morning and evening.

Traffic: Traffic has increased significantly over the years as drivers have found Euclid (& Harbor) to be alternatives to the freeways. For example, the left turn from Paseo Dorado onto southbound Euclid which I use frequently everyday has significant delay & given car speeds on Euclid, turning into that middle-wait-lane is a real danger. The traffic analysis does not even include this or other intersections in the impact analysis.

Water: The report itself states that additional study is needed to evaluate the added water demand--"...system will need to be studied using a system wide water model". Given our drought situation & aging infrastructure this is a major concern and priority and the project should not proceed until such a study is completed.

In summary, this project should not proceed. This mitigated negative declaration is incorrect since the analyses are not up to date nor correct in identifying significant impacts.

Sincerely,

Francis Goh
Fullerton, CA 92835

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Pines at Sunrise Initial Study Comments
Date: Monday, October 11, 2021 5:00:33 PM

From: Jane Reifer [mailto:]
Sent: Monday, October 11, 2021 4:59 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Pines at Sunrise Initial Study Comments

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Dear Ms. Allen,

Thank you for the opportunity to respond to the Pines at Sunrise Initial Study.

We are pleased to see the use of the MWS systems to capture and convey runoff, and are also pleased to see that this project increases pervious surface.

Creek Restoration

The Euclid Creek Channel on the eastern perimeter of this project is a substantial tributary to Bastanchury Creek. Bastanchury Creek flows in to Brea Creek, and then Coyote Creek and the San Gabriel River.

The Euclid Creek Channel receives water from 2 tributaries – it drains the Robert Ward Nature Preserve west of Euclid and also the Laguna Lake area east of Euclid, and is seen in aerial photos as far back as 1928, (Phase I ESA . 16, p. 24 of the pdf). Based on the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory, the creek is a .21-acre riparian habitat, classified as Forested/Shrub Riparian (Rp1SS).

We would like to ask that restoration of this small section of the creek be included as a condition of approval to the Project. It would be an important community benefit and would contribute to the aesthetics, historic context, and watershed improvements. Streambed beautification is becoming more common as many communities restore and re-naturalize their armored, concretized flood control channels, and this would be a perfect time to implement this in Fullerton.

We prefer that the bottom of the creek be dis-armored of its current concrete, but ask that at a minimum the embankments be restored with native plants and trees, such as willows, cottonwoods, and sycamores, in the non-armored areas.

Our group met with the Applicant and we're open to coordinating with them to help coordinate clean -up crews and assist with invasives removal, plantings, etc, under the direction of a riparian restoration consultant, in the spirit of the City's new Adopt-A-Park program. Through our committee, Bastanchury Creek Greenbelt Committee, we are already part of the City's adopt-a-park program and have been doing monthly cleanups. We are also in touch with the Coastkeepers nonprofit that already does this kind of work in Fullerton, on the premise that the watersheds in our northern area contribute to the health of the ecosystems at the southern estuaries and coast. As well, the 2012 Fullerton Plan EIR included comments from the SARWQCB encouraging waterway restorations, and the Fullerton Plan contains conservation policies that encourage watershed restoration.

Before western contact, indigenous life revolved around this creek, and before residential and commercial development, agricultural life revolved around this creek. Besides being more aesthetic, and more in keeping with the area's history, creek restoration would provide an opportunity to improve the biological habitat used by birds and animals just north and just south of the project and restore some of this minor wildlife corridor.

As this section of Euclid is part of the City's Scenic Corridor system it is also the perfect opportunity to contribute with a natural, semi-rural look in keeping with the history of the area. And perhaps the street trees can also be natives to further contribute to the restoration's biological improvements. If the utilities are being undergrounded this will allow planting of native trees that can then grow to their full, mature heights.

2 watershed corrections:

The WQMP Section III p. 10 [p. 15 of the pdf] states that the watershed includes Fullerton Creek, but the correct creek is actually Brea Creek)

The second U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory riparian area mentioned (.19-acre) in the IS looks like it is actually for the property south of the Project, across Paseo Dorado.

MBTA

SC BIO-1 states: "Nesting Migratory Birds. During construction, grubbing, brushing, or tree removal shall be conducted outside of the state identified nesting season for migratory birds (i.e., typically March 15 through September 1), if possible." Can this be changed to read February 1 through August 31 to be consistent with most other sources?

Affordable Housing / RHNA - Regional Housing Needs Allocation

We believe that all current housing projects should help Fullerton reach its RHNA numbers at the lower three levels of Low, Very Low and Extremely Low, especially in the northern parts of Fullerton so that housing supply becomes more equitable. We encourage the City to work with the Applicant to include a reasonable percentage of these housing needs. While p. 115 of the IS pdf states that this Project is consistent with RHNA, the City has already fulfilled its above moderate numbers.

Thank you again for the opportunity to submit our comments.

Jane Reifer, on behalf of
 Friends for a Livable Fullerton

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Pines at Sunrise Initial Study Comments - Transit and Active Transportation
Date: Monday, October 11, 2021 5:28:29 PM

Part II

From: Jane Reifer [mailto:]
Sent: Monday, October 11, 2021 5:27 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Pines at Sunrise Initial Study Comments - Transit and Active Transportation

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This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and recognize the email address.

Dear Ms. Allen,

Thank you for the opportunity to respond to the Pines at Sunrise Initial Study, as a private individual.

I appreciate that Fullerton is paying more attention to its transit and active transportation infrastructure these days, and would like to ask if this Project can address some of the impacts that it increases for transit users and active transportation.

Bus Stop Benches, Shelters, Maintenance

It seems appropriate that Project would include supplying appropriate benches, shelters and other amenities to the 3 close by bus stops that Project residents and service workers will use, and even assume stop maintenance when appropriate. See City's P5.14 Fair Share of Improvements—"Support policies and regulations which require new development to pay a fair share of needed transportation improvements based on a project's impacts to the multi-modal transportation network."

Sidewalks

For the sidewalks on the east side of Euclid, I'd asked the Transportation and Circulation Commission if they could address completing the missing sidewalk infrastructure as part of a Complete Streets effort during the recent Euclid sewer and repaving project. It was not appropriate at the time, but certainly with a major development and road repaving project, it can now be addressed. Also, I'd like to be sure that there is safe pedestrian passage on the Euclid bridge in to the project.

External Driveways

An analysis and best safety practices are crucial for understanding driveway conflict impacts to bicyclists, pedestrians, transit users, and individuals with disabilities. Could this issue be brought before the Active Transportation Committee (ATC)?

TCP

The project anticipates possible construction-related impacts and suggests a TCP. Bus stops and routes are often affected during construction projects in a way that is more impactful to transit users and pedestrians than to motorists, as motorists can simply drive around. There are often very difficult impacts, even if traffic lanes are not closed. Please ensure that the TCP clearly includes notifications for and mitigations for impacts to bicyclists, pedestrians, transit users, people with disabilities and OCTA bus users. In advance, please have a detailed plan for any road closures that would necessitate removing bus service, as detours in this area are extremely difficult for transit users and pedestrians due to minimal road / path alternatives.

Transit Network Access

It should be noted that residents, visitors, and service workers will have a hard time transferring buses at Malvern to access Fullerton College, for example, as there is no eastbound bus stop on Malvern at Euclid, and the eastbound stop on Commonwealth at Euclid doesn't address all needs. This will be particularly difficult for transit users coming from west Malvern who would like to travel north to the Project.

Thanks once more for the new attention being paid to transit and active transportation.

Sincerely,

Jane Reifer,
 as a private individual
 [REDACTED]

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]Keep Sunrise Village Center
Date: Tuesday, October 12, 2021 9:11:10 AM

From: Mandy Burdy [REDACTED]
Sent: Tuesday, October 12, 2021 8:54 AM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]Keep Sunrise Village Center

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Hi Heather,

I am writing to you because I just found out about the proposed demolition of the Sunrise village Center and the housing project. This would be such a terrible loss. We do not need anymore housing in this area, it is already so busy and there is so much traffic as it is. I cannot imagine the impact that all the construction and the addition of so many new homes would have. Not only would it impact the area negatively by bringing in even more homes and construction - losing the center itself would be a great loss. It is such a convenient and great center. If a grocery store could go in there it would be amazing and is much needed for the neighborhood! I personally feel the biggest loss would be the Fullerton Hills Pet Clinic. Dr. Cho and his staff are beyond amazing. I don't know if you have pets, but if you do, you know how important it is to find someone who cares to help them when they need it. Dr. Cho has been my family's vet for over 25 years. I grew up taking our beloved pets to him and now, as an adult with my own family, still bring our irreplaceable pets to him. There is no one I trust more. As a child, we had an epileptic dog. During a particularly bad episode of seizures, we called Dr. Cho. He came running to meet us after hours. He obviously had come straight from the golf course as he arrived still wearing his golf shoes. This is not your ordinary veterinarian who shows so much kindness, compassion, and devotion to his little patients and their families.

Not only would the closure of his office be devastating on a personal level - there is an awful shortage of veterinary services available right now. We would not only be losing our veterinarian, we would be faced with trying to find any new vet willing to accept our animals - whether they are a great Dr. or not.

Sometimes there are bigger, more important things to consider than adding a few more dwellings to the city. Not to mention the addition of even more pets that come from the new housing to compound the problem of a lack of veterinary care.

The loss of a community staple like Dr. Cho cannot be put into words, although I have tried my best.

Please feel free to contact me if I can do anything to help.

Thank you for your time,

Mandy Burdett
[REDACTED]

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From: [Heather Allen](#)
To: [Leung, Brian](#)
Subject: FW: [EXTERNAL MAIL]The Sunrise Village Center
Date: Tuesday, October 12, 2021 1:11:19 PM

From: Victoria Rodriguez [REDACTED]
Sent: Tuesday, October 12, 2021 1:10 PM
To: Heather Allen <heather.allen@cityoffullerton.com>
Subject: [EXTERNAL MAIL]The Sunrise Village Center

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Hello -

I'm reaching out to voice mine and my family's voice against the housing project and demolition of The Sunrise Village Center. We are patrons of several establishments there who we know are against the demolition as well for numerous reasons and we think it's wrong to strip them of their space. We also feel the added pollution the project will bring to the city of Fullerton is unwarranted. Please do not move forward with the housing project.

--

Victoria Rodriguez
[REDACTED]

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