

The Fullerton Plan Consistency Analysis

Applicable Policies of The Fullerton Plan	Project Compliance with Policy
The Built Environment	
Community Development and Design Element	
GOAL 1: Resilient and vital neighborhoods and districts.	
P1.4 Connection and Integration of Uses Support projects, programs and policies to improve connections between housing, shops, work places, schools, parks and civic facilities, and integrate uses where possible and appropriate.	Consistent: The project site is within Focus Area J (Education) of the Fullerton Vision Plan. The Education Focus Area is envisioned as “dynamic neighborhood in which the colleges and universities form the hub. Higher density multi-family housing, along with supporting retail and service facilities, will meet the demands of the increasing student population, staff and faculty. A student-oriented village developed through a strong town-grown partnership will include additional retail and entertainment areas that will serve new residents and surrounding neighborhoods.” The proposed student-oriented housing would support the nearby CSUF and HIU. The proposed project would also provide ground floor commercial space to support the students and residents in the area. Therefore, the proposed project directly supports the vision of the Education Focus Area and provides connection and integration of uses among housing, shops, and school uses.
P1.7 Development That Supports Mobility Support projects, programs, policies and regulations to promote a development pattern that encourages a network of multi-modal transportation options.	Consistent: The proposed project supports development pattern that encourages multimodal transportation options and helps ensure a sustainable multimodal transportation system. The existing sidewalks, bike lanes, bus stops and transit stops would provide safe movement from the project site to various local and regional destinations
P1.9 Housing Choice Support projects, programs, policies and regulations to create housing types consistent with market demand for housing choice.	Consistent. The proposed project would provide student-oriented housing with a variety of floor plan options that includes micro unit, studio unit, and one bed to four-bed units that meet the market demand for housing choices. The proposed project expands available housing choices for nearby college students.
P1.11 Compatibility of Design and Uses Support programs, policies and regulations to consider the immediate and surrounding contexts of projects to promote positive design relationships and use compatibility with adjacent built environments and land uses, including the public realm.	Consistent: See response to Policy 1.4, above. The project site is adjacent to similar multi-level student-oriented housing with ground-level retail uses to the west, and two-story apartment uses to the north. Therefore, the proposed project is compatible with the adjacent uses. The proposed project would also provide discreet parking design wrapped within residential uses to promote positive design relationships and use compatibility with adjacent residential uses. The proposed project would include courtyards and outdoor dining plazas to support a pedestrian-oriented development.
P1.13 Universal Design Support projects, programs, policies and regulations to produce buildings and environments that are inherently accessible to people of all abilities.	Consistent: Pedestrian paths, common open space and people-gathering areas that would be accommodated by the proposed project would be designed to ensure that buildings and site improvements are accessible to people of all abilities. Pedestrian paths would wrap around the building with the paseo and a walkway along the driveway entrance on E. Chapman Avenue connecting the walkways north and south. The provision of adequate accessibility to people of all abilities would be ensured through the City’s development review and building plan check process.
GOAL 2: A positive identity and distinctive image.	
P2.2 Distinctive and Memorable Places Support projects, programs, policies and regulations to promote distinctive, high-quality built environments whose form and character respect Fullerton’s historic, environmental and architectural identity and create modern places that enrich community life and are adaptable over time.	Consistent: The proposed project would promote distinctive, high-quality built environments by providing distinct and interesting architectural design. The proposed project would use different colors, quality materials and finishes to create memorable architectural identity.
P2.4 Sense of Place Support projects, programs, policies and regulations to reinforce the character and sense of place of established neighborhoods and districts by preserving and enhancing the attributes which contribute to neighborhood and district identity, vitality and livability.	Consistent: The proposed project would create sense of place by providing housing development with various recreational amenities and ground-floor retail where residents can gather and enjoy. Similar student-oriented housing and ground-floor commercial use development, University House, is across N. Commonwealth Avenue to the west, and development of the proposed project would contribute to creating compatible and livable space for students.

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<p>P2.7 Relationship to Street Support projects, programs, policies and regulations to site and design buildings to create a positive, accessible image along the street and reinforce a vibrant and comfortable public realm.</p>	<p>Consistent: The proposed project is designed to create an aesthetically pleasing and inviting image along N. Commonwealth Avenue and E. Chapman Avenue frontages. The ground floor of the building would have transparent retail storefront windows along the southern façade fronting E. Chapman Avenue, which would also wrap the corner to create retail vitality fronting N. Commonwealth Avenue. In addition to the ground-floor retail storefront, the paseo, publicly accessible space with seating, landscaping, and public arts adjacent to the retail storefront, and pedestrian paths that wraps around the entire site would also help reinforce a vibrant and comfortable public realm.</p>
Housing Element	
GOAL 3: A supply of safe housing ranging in cost and type to meet the needs of all segments of the community.	
<p>3.4 Facilitate Infill Development The built-out nature of the City requires the evaluation of land currently developed with existing uses for potential residential development. The City will facilitate infill development within feasible development sites for homeownership and rental units. The City shall facilitate the development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Planning Division, private development and non-profit entities, and any other housing related groups to encourage the construction of residential development affordable to extremely-low, very-low, low, and moderate income households through a menu of regulatory incentives (i.e., streamlined review, reduced development standards, land assemblage, lot consolidation, fee assistance, and other methods that will effectively encourage infill development).</p>	<p>Consistent: The proposed project is considered an infill development near the transit priority area (TPA), as it would permit redevelopment of an urbanized and built-out area of the city with a residential development with ground-floor commercial uses. The proposed project would support providing a variety of housing types, styles, tenure, and densities within the project area as there are other types of residential units in the project vicinity.</p>
<p>3.5 Encourage Mixed Use Development Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing, and transportation, the City shall encourage mixed use development to further enhance the viability and success of residential development. Key focus areas shall include the City's primary activity centers, including the downtown area. The City will continue to permit mixed use development in the C-3 zone and through the development of specific plans. The City will further encourage mixed use development through a variety of activities such as organizing special marketing events geared towards the development community, posting the sites inventory on the City's webpage, identifying and targeting specific financial resources, and reducing appropriate developments standards.</p>	<p>Consistent: Implementation of the proposed project would permit redevelopment of an office building site in an urbanized and built-out area of the city with needed housing development with commercial uses on the ground floor. The project site is near multiple colleges, bus stops, and the Fullerton Station for regional rail access. Therefore, the proposed project is consistent with the City's goal of encouraging mixed use development.</p>
<p>3.26 Efficient Use of Energy Resources in Residential Development The City shall encourage housing developers to maximize energy conservation through proactive site, building and building systems design, materials, and equipment. The City's goal is to provide the development community the opportunity to exceed the provisions of Title 24 of the California Building Code. The City shall continue to support energy conservation through</p>	<p>Consistent: The proposed project would be required to comply with the provisions of the 2019 Building and Energy Efficiency Standards and the 2019 Green Building Standards Code (CALGreen). Compliance with these provisions would be ensured through the City's development review and building plan check process.</p>

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<p>encouraging the use of Energy Star®-rated appliances, other energy-saving technologies and conservation. To enhance the efficient use of energy resources, the City shall review the potential of offering incentives or other strategies that encourage energy conservation.</p>	
<p>3.28 Provision of Amenities and Services Adjacent to Housing</p> <p>The City understands that quality neighborhoods desire access to a range of amenities to serve the needs of its residents. These may include, but are not limited to parks, open space, retail, educational opportunities, childcare, social services, and other services appropriate to the unique needs of each neighborhood's residents.</p> <p>On an ongoing basis, the City shall consider the provision of amenities and services within and adjacent to new and existing housing development to further enhance the quality of life within Fullerton's neighborhoods.</p>	<p>Consistent: The project site is nearby CSUF and HIU, and there are also various commercial and residential uses that support residential development. Provision of needed student-oriented housing would contribute to enhance the quality of life for the residents and businesses surrounding the colleges.</p>
Mobility Element	
GOAL 5: A balanced system promoting transportation alternatives that enable mobility and an enhanced quality of life.	
<p>P5.7 Complete Streets</p> <p>Support projects, programs, policies and regulations to maintain a balanced multi-modal transportation network that meets the needs of all users of the streets, roads and highways – including bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation and seniors – for safe and convenient travel in a manner that is suitable to the suburban and urban contexts within the City.</p>	<p>Consistent: The proposed project would not interfere with the existing pedestrian and bike lane facilities near the project site. A housing development in an area supported by a multimodal transportation network meets the needs of the nearby institutional land uses. The project location and development type would encourage use of transit and active transportation, and providing retail and bicycle parking and neighborhood-supporting commercial space on the ground floor would reduce reliance on motorized transportation and reduce dependency on single occupancy vehicles. Therefore, the proposed project would meet the goal of maintaining a balanced multi modal transportation network that meets the needs of all users of the streets.</p>
<p>P5.12 Multi-Modal Traffic Analysis</p> <p>Support programs, policies and regulations to analyze and evaluate urban streets using an integrated approach from the points of view of automobile drivers, transit passengers, bicyclists and pedestrians rather than autocentric thresholds which conflict with other policies of The Fullerton Plan – including better environments for walking and bicycling, safer streets, increased transit use, cost-effective infrastructure investments, reduced greenhouse gas emissions, and the preservation of open space.</p>	<p>Consistent: See response to Policy P5.7.</p>
<p>P5.13 Development-Oriented Transit</p> <p>Support projects, programs, policies and regulations to encourage transit improvements that incentivize investment and link neighborhoods, while fitting the scale and traffic patterns of the surrounding area.</p>	<p>Consistent: See response to Policy P5.7, above.</p>
Bicycle Element	
GOAL 6: A bicycle friendly city where bicycling is a safe and convenient alternative to motorized transportation and a recreational opportunity for people of all ages and abilities.	
<p>P6.5 Bicycling Safety and Convenience</p>	<p>Consistent: The proposed project would not remove or interfere with the existing or</p>

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Support projects, programs, policies and regulations that make bicycling safer and more convenient for all types of bicyclists.	planned bicycle facilities in the area. N. Commonwealth Avenue adjacent to the project site has the only existing designated bike lane in the project vicinity, and this lane connects to the CSUF routes and Class I Bike path within the CSUF campus. Therefore, the proposed project encourages ridership among future residents of the proposed development that attend CSUF. Additionally, Class III bike routes are proposed on E. Chapman Avenue from east of N. Commonwealth Avenue to Placentia Avenue and on Nutwood Avenue from Placentia Avenue to Victoria Drive, which would connect to other areas in the city. The proposed bicycle parking on the ground floor would provide a safe storage option for bicyclists, further encouraging bicycle ridership. The bicycle parking room would be equipped with bike racks and bike owners would need to provide own locks to secure the bikes. The bicycle parking room access would be controlled by a fob-based entry system. Therefore, the proposed project would not conflict with local plans addressing bicycle facilities.
P6.6 Safe Travel to Key Destinations Support projects, programs, policies, and regulations to facilitate safe travel by bicycle to key destinations within the community and the larger region.	Consistent: See response to Policy P6.5.
P6.7 Development Projects Support projects, programs, policies, and regulations to reduce negative impacts to and increase opportunities for bicycle users and the bicycle network in private and public development projects	Consistent: See response to Policy P6.5.
P6.9 Intersection Safety Support projects, programs, policies, and regulations to support the safe and efficient movement of bicyclists through and across intersections.	Consistent: See response to Policy P6.5.
P6.12 Bicycle Parking and Facilities Support projects, programs, policies, and regulations to provide convenient bicycle parking and other bicycle facilities in existing and potential high demand locations within the City, such as educational institutions, parks, business districts, transit stops, retail, commercial and employment centers.	Consistent: See response to Policy P6.5.
P6.14 Design Technology and Innovation Support projects, programs, policies and regulations to consider bicycle friendly design using new technologies and innovative treatments.	Consistent: See response to Policy P6.5, above.
Growth Management Element	
GOAL 7: Growth and development aligned with infrastructure capabilities.	
P7.2 Housing Growth Support projects, programs, policies and regulations to accommodate housing growth consistent with the Regional Housing Needs Assessment in areas of the City with existing and planned infrastructure capabilities.	Consistent: The 6th cycle Regional Housing Needs Assessment (RHNA) allocation for the city is 13,209 units. The proposed project would provide additional housing in the area where there are existing infrastructure capabilities.
P7.3 Infrastructure Planning Support projects, programs, policies and regulations to plan for appropriate levels and types of infrastructure based on the desired character of each neighborhood or district.	Consistent: The project site is in a highly urbanized area with available infrastructure. The proposed project would not result in adequate sewer, water, stormwater, natural gas, and electric power services.

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P7.5 Appropriate Development Scale Support projects, programs, policies and regulations to ensure that development is appropriate in scale to current and planned infrastructure capabilities.	Consistent: The existing infrastructure that would serve the proposed project have adequate capabilities.
Noise Element	
GOAL 8: Protection from the adverse effects of noise.	
P8.2 Mobile Sources Support projects, programs, policies and regulations to control and abate noise generated by mobile sources.	Consistent: The proposed project would not result in significant noise impacts from mobile noise sources because the traffic noise is not projected to increase more than 1.5 dBA.
The Fullerton Economy	
Economic Development Element	
GOAL 10: An innovation economy built upon Fullerton's local entrepreneurial spirit and intellectual capital.	
P10.6 Support for Educational System Support policies, projects and programs that bolster the efforts of local school districts, vocational schools, colleges and universities to maintain an outstanding educational system that best prepares today's students for tomorrow's workplace.	Consistent: The proposed project would respond to student housing needs for both CSUF and HIU, thereby indirectly supporting the growth and development of CSUF and HIU. The project site is in Focus Area J, Education, of The Fullerton Plan. Focus Area J is centered on a number of colleges and universities, which are significant contributors to the community's intellectual capital. The proposed project is consistent with the intent of Focus Area J that envisioned provision of high-density housing for student population.
P10.7 Education Employment Sector Expansion Support policies, projects, programs and regulations that encourage the growth and development of the vocational schools, colleges and universities within Fullerton and, as a result of such expansion, create jobs and entrepreneurial opportunities, enhance educational opportunities for Fullerton residents, support neighborhood stability and strengthen the City's image as an educational center.	Consistent: See response to Policy P10.6.
Revitalization Element	
GOAL 11: Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors.	
P11.9 Focus Area Revitalization Priority Support policies, projects, programs and regulations that prioritize revitalization efforts that are within or adjacent to the City's Focus Areas.	Consistent: The project site is within the Focus Area J, Education, envisioned as a dynamic neighborhood in which the colleges and universities form the hub. Higher density multi-family housing, along with supporting retail and service facilities are identified as desired uses to meet the increasing student population, staff and faculty. The proposed project would provide high-density student-oriented housing consistent with the Focus Area J's vision for the area. Focus Area J also envisioned student-oriented village that includes additional retail and entertainment areas that will serve new residents and surrounding neighborhoods. Consistent with the vision, the proposed project would provide ground floor commercial that will serve the new residents and surrounding neighborhood.
P11.11 Parking Management Program Support policies, programs and regulations that facilitate parking management programs within the Transportation Center, Downtown and other appropriate Focus Areas to better manage the parking supply for the benefit of businesses, visitors and residents.	Consistent: The project site is in the transit priority area where proximity to public transportation and colleges and universities form student-oriented village where typical parking supply would not be applicable. The Specific Plan would require parking standards of 3 spaces/1,000 square feet for commercial uses, 0.64 spaces/unit for residential units and 0.13 spaces/unit for residential guest spaces for a total of 362 spaces. The proposed project would provide a total of 376 parking spaces, exceeding the Specific Plan's parking standards. The proposed project would also provide 197 bicycle parking spaces to promote bicycle ridership instead of automobiles. Many of the residents of the proposed housing development are expected to walk and bike to the nearby colleges and universities, and also take public transportation.

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<p>P11.12 Public-Private Partnerships Support policies, projects and programs that facilitate partnerships with property owners and developers to achieve revitalization results that contribute to clean, safe and attractive neighborhoods and districts.</p>	<p>Consistent: The proposed project would redevelop the site, which has existing office buildings without much architectural character with a multi-story student-oriented housing development with high quality design, materials, and finishes. The ground floor retail and inviting paseo would promote a safe and attractive environment for residents can walk and bike. The proposed development would be compatible with the adjacent University House, and combined with other residential development in the Focus Area J, the proposed project would contribute to clean, safe, and attractive neighborhoods.</p>
The Fullerton Community	
Public Safety Element	
GOAL 12: Proactively addressing public safety concerns.	
<p>P12.11 Public Safety in Focus Areas Support projects, programs, policies and regulations to proactively address public safety concerns as part of community-based planning of Focus Areas.</p>	<p>Consistent: The proposed project would incorporate design features to reduce opportunities for criminal activities, such as incorporating lighting and surveillance cameras where appropriate. The residential areas would be screened and gated with fences and walls while public and semi-public areas would be open and visible to deter criminal activity. The proposed project would provide lighting on internal drives to sufficiently illuminate both the roadway and sidewalk for nighttime visibility and safety.</p>
<p>P12.13 Safety through Design Support policies, projects, programs and regulations that make crime prevention and the maintenance of public safety service levels considerations in design and management of existing and new private and public spaces.</p>	<p>See response to Policy P12.13.</p>
Public Health Element	
GOAL 14: An environment with opportunities for community health and wellbeing.	
<p>P14.2 Healthy Living Support policies, projects, programs and regulations that result in changes to the physical environment to improve health, well-being and physical activity.</p>	<p>Consistent: The proposed project would allow students attending the colleges and universities in the project vicinity to reduce commuting and extend students' stay in Fullerton by creating opportunities them to live, study, shop and play within the city. The proposed project would not interfere with the existing or planned bicycle facilities in the area and the residents of the proposed development would have the opportunity to walk and bike to various destinations within the city. N. Commonwealth Avenue adjacent to the project site has the only existing designated bike lane in the project vicinity, and this lane connects to the CSUF routes and Class I Bike path within the CSUF campus. Adjacency to the designated bike lane and provision of convenient bicycle parking on the ground-level would encourage ridership among future residents of the proposed development that attend CSUF. The existing bike lanes connects to the Fullerton Arboretum and also to the Craig Regional Park. Additionally, Class III bike routes are proposed on E. Chapman Avenue from east of N. Commonwealth Avenue to Placentia Avenue and on Nutwood Avenue from Placentia Avenue to Victoria Drive, which would connect to other areas in the city. The project site is also walking distance to the neighborhood commercial uses at the intersection of State College Boulevard and E. Chapman Avenue. The proposed bicycle parking on the ground floor would provide safe storage option for bicyclists, further encouraging bicycle ridership. Therefore, the proposed project would provide an environment with opportunities for community health and wellbeing.</p>
<p>P14.5 Opportunities for Physical Activity Support policies, projects, programs and regulations that provide for convenient and safe areas that facilitate opportunities for physical activity such as parks, trails, open space, safe streets for bicycling, safe sidewalks for walking, and recreational facilities for residents of all ages and abilities.</p>	<p>Consistent: See response to Policy P14.2.</p>
<p>P14.6 Amenities Within a Walkable Distance</p>	<p>Consistent: See response to Policy P14.2.</p>

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Support policies and regulations involving land use and zoning changes that would provide access to daily retail needs, recreational facilities, and transit stops within a walkable distance (i.e., a quarter- to a half-mile) of established residential uses.	
P14.8 Community Health in Focus Areas Support projects, programs, policies and regulations to evaluate ways to improve opportunities for community health and wellbeing as part of community-based planning of Focus Areas.	Consistent: See response to Policy P14.2.
Parks and Recreation Element	
GOAL 15: Parks, recreational facilities, trails, and programs that promote a healthy community and a desirable quality of life.	
P15.12 Parks and Recreational Facilities in Focus Areas Support projects, programs, policies and regulations to consider parks, recreational facilities and trails as part of community-based planning of Focus Areas.	Consistent: See response to Policy P14.2.
P15.13 Context-Sensitive Design Support projects and programs incorporating design features in parks, recreational facilities and trails that reflect the sense of place and unique characteristics of the local context.	Consistent: See response to Policy P14.2.
Natural Environment	
Water Element	
GOAL 19: An adequate, safe, and reliable water supply.	
P19.6 Focus Area Planning Support projects, programs, policies and regulations to evaluate ways to conserve and reduce water use as part of community-based planning of Focus Areas.	Consistent: The proposed project would be required to comply with the water-efficient landscape requirements in Chapter 15.50 (Landscaping and Irrigation Requirements) of the City's municipal code, which applies to all new landscape installations or rehabilitation projects. Furthermore, the proposed project would be required to comply with the provisions of the 2019 Green Building Standards Code, which is adopted by reference in Chapter 14.06 (Green Building Standards Code) of the City's municipal code. The code has requirements for indoor water use reduction and site irrigation conservation. The proposed project would not result in inefficient use of water adequate water supply is available to serve the proposed project.
P19.7 Sustainable Water Practices in New Development Support projects, programs, policies and regulations to encourage water efficient practices in site and building design for private and public projects.	Consistent: See response to Policy P19.6.
GOAL 20: A healthy watershed and clean urban runoff.	
P20.5 Water Quality of Focus Areas Support projects, programs, policies and regulations to encourage site and infrastructure improvements within the City's Focus Areas to support cleaner and reduced urban runoff.	Consistent: The proposed project is required to comply with the National Pollutant Discharge Elimination System (NPDES) permit requirements, including the submittal and implementation of a Storm Water Pollution Prevention Plan and best management practices (BMPs). The proposed stormwater would be captured and conveyed to on-site bioretention BMP specified as modular wetland systems prior to discharging into the local storm drain system. Therefore, the proposed project would support cleaner and reduced runoff than the existing conditions.
P20.6 Construction Impacts Support projects, programs, policies and regulations to reduce impacts to watersheds and	Consistent: See response to Policy P20.5.

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urban runoff caused by private and public construction projects.	
P20.7 Development Impacts Support projects, programs, policies and regulations to reduce impacts to watersheds and urban runoff caused by the design or operation of a site or use.	Consistent: See response to Policy P20.5.
Air Quality and Climate Change Element	
GOAL 21: Protection and improvement of air quality.	
P21.4 Balanced Land Use Support projects, programs, policies and regulations to promote a balance of residential, commercial, industrial, recreational and institutional uses located to provide options to reduce vehicle trips and vehicle miles traveled.	Consistent: The proposed project provides residential units with commercial on the ground floor, thereby supports the development pattern that provides options to reduce vehicle trips and VMT. The project site is served by four bus routes within a half-mile of the project site and the bus stop next to the west property line provides connection to the Fullerton Station that provides passenger rail services and the projects site is also walking and biking distance from colleges and universities, further providing residents with multimodal transportation options and helps ensure a sustainable multimodal transportation system, reducing vehicle trips, vehicle miles traveled, and air quality impacts.
P21.6 Construction Impacts Support projects, programs, policies and regulations to reduce impacts to air quality caused by private and public construction projects.	Consistent: Mitigation Measure AQ-1 requires the construction contractors to only use interior paints with a VOC (volatile organic compound) content of 50 grams per liter (g/L) to reduce VOC emissions and Mitigation Measure AQ-2 requires use of the EPA Tier 4 interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower. Therefore, construction air quality impacts from the proposed project supports protection of air quality.
P21.7 Development Impacts Support projects, programs, policies and regulations to reduce impacts to air quality caused by the design or operation of a site or use.	Consistent: Long-term air pollutant emissions associated with the proposed project include area sources (e.g., landscape fuel use, aerosols, architectural coatings, and asphalt pavement), energy use (natural gas from building heating and operation of barbecue grills and fire pits), and mobile sources (i.e., on-road vehicles). The proposed project has the potential to reduce per capita VMT because of its proximity to CSUF and HIU. The project site served by four bus routes within a half-mile of the project site and the bus stop next to the west property line provides connection to the Fullerton Station that provides passenger rail services, which would also support reducing VMT. Additionally, the proposed buildings would, at minimum, be designed and built to meet the 2019 Building Energy Efficiency Standards and the 2019 California Green Building Standards Code (CALGreen), and operational boilers would be permitted by the South Coast AQMD and would comply with Rule 1146.2, which requires low-NOx efficient boilers. Therefore, the proposed project would reduce air quality impacts caused by the operation or use of the site.
GOAL 22: Participation in regional efforts to address climate change and its local impacts.	
P22.8 Sustainable Communities Strategies Support projects, programs, policies and regulations to coordinate future community-based planning efforts of the Focus Areas for consistency with the SCAG Sustainable Communities Strategy and Orange County Sustainable Communities Strategy.	
RTP/SCS G1: Encourage regional economic prosperity and global competitiveness.	Consistent. The proposed project would revitalize the site by adding a student-oriented housing development with amenities and ground floor commercial on-site. The proposed project would result in additional employment and residential uses in Orange County, and therefore would be consistent with the RTP/SCS goals of improving regional economic development and competitiveness.
RTP/SCS G2: Improve mobility, accessibility, reliability, and travel safety for people and goods.	Consistent. The proposed project would provide student-oriented housing nearby colleges and transit stops, so that dependency on automobiles can be reduced. Reduced dependency on automobiles would improve mobility, reliability, and travel safety for people and goods. The proposed project would also provide bicycle parking on the ground floor to encourage bike ridership.

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RTP/SCS G3: Enhance the preservation, security, and resilience of the regional transportation system.	Consistent. The proposed project would allow housing developed close to active transportation facilities, thereby reducing dependency on automobiles for future residents and employees. The overall reduction in VMT for future residents would indirectly enhance the preservation, security, and resilience of the regional transportation system.
RTP/SCS G4: Increase person and goods movement and travel choices within the transportation system.	Consistent. See response to RTP/SCS G-2.
RTP/SCS G5: Reduce greenhouse gas emissions and improve air quality.	Consistent. See response to RTP/SCS G-3. Long-term emissions generated by the proposed project would not produce criteria air pollutants that exceed the South Coast AQMD's significance thresholds for project operations or construction activities. The proposed project is a student-oriented housing development. The adjacent active transportation facilities (bike lanes, sidewalks, and transit stops), and would provide future residents and employees the opportunity to use these facilities instead of automobiles.
RTP/SCS G6: Support healthy and equitable communities.	Consistent. See response to RTP/SCS G-5.
RTP/SCS G7: Adapt to a changing climate and support an integrated regional development pattern and transportation network.	Consistent. See response to G-5. Providing student-oriented housing and ground floor commercial close to colleges would allow residents to walk, bike, and use public transportation to destinations instead of driving a car. Therefore, the proposed project would support infill development in urban surrounding. Additionally, the proposed project would be constructed to achieve the 2019 Building and Energy Efficiency Standards and would be substantially more energy efficient than structures that predate the creation of building and energy efficiency standards.
RTP/SCS G8: Leveraging new transportation technologies and data-driven solutions that result in more efficient travel.	Consistent. See response to RTP/SCS G-3.
RTP/SCS G9: Encourage development of diverse housing types in areas that are supported by multiple transportation options.	Consistent. The project site is within a half-mile of four OCTA bus stops and 2.5 miles from Fullerton Station with Metrolink and Amtrak rail services. OCTA Route 26 connects to the Fullerton Station. There are single family, multi-family and similar student-oriented housing development near the project site. The proposed project would provide student-oriented housing development close to CSUF and HIU, allowing students to walk or bike to schools. Therefore, the proposed project is consistent with the goal of providing diverse housing types in areas that are supported by multiple transportation options.
RTP/SCS G10: Promote conservation of natural and agricultural lands and restoration of habitats.	Consistent. The proposed project would be developed on an existing development parcel within the City of Fullerton, and therefore, would preserve natural and agricultural lands.
Integrated Waste Management Element	
GOAL 23: Safe and efficient management of waste.	
P23.6 Focus Area Waste Management Support projects, programs, policies and regulations to evaluate ways to increase recycling and product reuse and reduce waste as part of community-based planning of Focus Areas.	<p>Consistent: Project-related construction and operation phases would be implemented in accordance with all applicable federal, state, and local laws and regulations govern solid waste disposal as listed below.</p> <ul style="list-style-type: none"> • EPA's Resource Conservation and Recovery Act of 1976 and the Solid Waste Disposal Act of 1965, which govern solid waste disposal. • AB 341 (Chapter 476, Statutes of 2011), which increased the statewide waste diversion goal to 75 percent by 2020, and mandates recycling for commercial and multifamily residential land uses on-site. • AB 939 (Integrated Solid Waste Management Act of 1989; Public Resources Code 40050 et seq.) which required every California city and county to divert 50 percent of its waste from landfills by the year 2000 by such means as recycling, source reduction, and composting. In addition, AB 939 required each county to prepare a countywide siting element specifying areas for transportation or disposal sites to provide capacity for solid waste generated in the county that cannot be reduced or recycled for a 15-year period.

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	<ul style="list-style-type: none">• AB 1327 (California Solid Waste Reuse and Recycling Access Act of 1991), which requires local agencies to adopt ordinances mandating the use of recyclable materials in development projects.• AB 1826 requires implementation of organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwelling that consist of five or more units. Therefore, the proposed project supports safe and efficient management of waste.
P23.7 Waste Management Support projects, programs, policies and regulations to consider project level solid waste management needs at the site and building design stages.	Consistent: See response to Policy P23.6.