

MEMORANDUM

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT



To: Sunayana Thomas, Zoning Administrator
From: Edgardo Caldera, Senior Planner
Subject: 245 North State College Boulevard
Minor Site Plan Review (ZON-2021-0041)

Hearing Date: April 6, 2023

Request / Authorization / Purpose

The applicant, Kara Block of DFH Architects, is requesting a Minor Site Plan to redevelop a 0.71-acre site with 25 residential townhomes over one level of subterranean garage parking, located at 245 North State College Boulevard. A Minor Site Plan Review is required pursuant to Fullerton Municipal Code (FMC) Section 15.47.020.2, which states that new construction, rehabilitation which alters the street facing elevation, or expansion of more than 50 percent of the existing square footage in a residential zone be reviewed via the Minor Site Plan process. A Minor Site Plan includes review of the proposed architecture and overall site design and development standards for the zone. FMC Chapter 15.47 outlines the intent and purpose, as well as the requirements for procedure and the design review criteria. The purpose of the Minor Site Plan Review is to ensure that new development is compatible with the surrounding properties and meets the Design Criteria specified in Section 15.47.060.

Recommendation

Staff recommends that the Zoning Administrator approve Minor Site Plan application ZON-2021-0041 subject to the conditions identified in Draft Resolution ZA-2023-02 (Attachment 1).

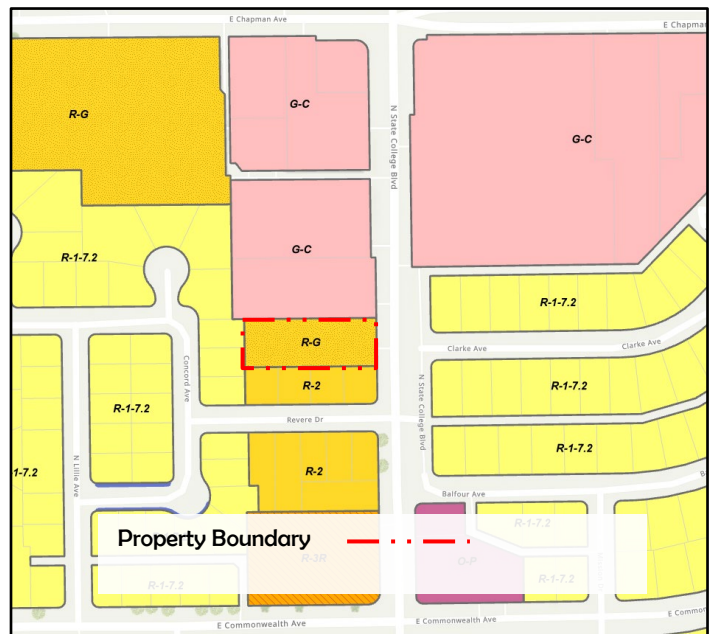
Background

The subject property is located on the east side of State College Boulevard, approximately 100 feet north of Revere Avenue (see map inset). The property is zoned R-G, Garden-Type Multi-Family Residential and has a General Plan Land Use Designation of Low/Medium Density Residential. The Project site is currently developed with two single-story residential structures and one accessory structure. Access to the property is from State College Boulevard. The Project site is abutted to the west and south by single-family residential properties, to the north by a commercial restaurant/parking lot, and to the east by State College Boulevard.

Project Description/Analysis

Site Plan

The proposed Project involves construction of 25 two-story for rent townhomes, over one level of subterranean garage parking. The proposed residences consist of four 3-bedroom units, eight 3-bedroom plus private roof deck units, and thirteen 2-bedroom units, all with private outdoor terraces.



The Project utilizes the state-allowed density bonus, per CA Government Code 65915 – 65918 and FMC 15.17.120, and includes 15 percent of the total units (i.e., three units) reserved as deed-restricted rentals to very-low-income households. A Regulatory Agreement and Declaration of Covenants and Restrictions (Affordable Housing Agreement) with the City will govern the provision of the units consistent with the terms established in state law. Additionally, the units are eligible for development concession(s) when affordable housing is included pursuant to the aforementioned code sections. The Project is therefore entitled to three concessions with respect to development standards as well as the application of the affordable housing parking rates, identified in the following comparison table.

Development Standard	Required	Proposed	Consistent
Setbacks	Front: 15 feet Sides: 7 feet Rear: 7 feet	20-23 feet 10 feet 4 inches to 11 feet 9 to 10 feet 2 inches	Yes
Window-to-Window Separation	16-22.5 feet - varies by story and type of room	10 feet	Yes, with concession
Height	Two stories, 30 feet	31 feet	Yes, with concession
Common Open Space	22,400 square feet	10,987 square feet	Yes, with concession
Private Open Space	2,500 square feet - 100 square feet per unit	7,065 square feet 100+ square feet for every unit	Yes
Parking*	38 parking spaces	56 total parking spaces 50 spaces for residents 6 spaces for guests	Yes

* Per CA Gov Code 65915, 37.5 spaces (rounded up to 38) are required for this development. In addition, state law doesn't require guest spaces be provided.

Architecture

The proposed architectural design of the buildings is contemporary with Modern Barn Style design elements including minimalist gable roofs with varying slopes, no eaves, and finished in Santa Barbara smooth trowel plaster or stained cedar vertical wood siding. All building windows would be finished with dark brown mullions and frames, and the roofs would be finished with gray asphalt shingle to tie into the overall contemporary color scheme. The building orientation and articulation would reduce massing and create a streetscape of interest along State College Boulevard. The proposed building frontage would utilize landscaping to provide visual interest for pedestrians and paved walkways for pedestrian access from the public State College Boulevard.

Landscaping

The proposed Project would provide common space, which would include landscaping throughout, an open deck on the second level above the garage entry, and an open terrace at the rear of the property between the buildings. Both areas would include outdoor seating with built-in barbeque areas. Each unit is also provided with private open space in the form of a terrace. In addition to a terrace, eight units include

private roof decks. Landscaping would include trees, shrubs, and ground cover including along the frontage of State College Boulevard. Tree species would include Olive (fruiting and fruitless varieties), Dragon Tree, Bay Laurel, Fern Pine, African Sumac, Water Gum, and Hybrid Strawberry Tree.

As detailed in the findings contained in Resolution No. ZA-2023-02, the Project as proposed and conditioned complies with the relevant development standards and design criteria specified, and the proposed use is permitted by right in the zone.

CEQA

This proposed State College Townhomes project (Project) qualifies for a Categorical Exemption under Section 15332 - In-Fill Development Projects (Class 32) of the California Environmental Quality Act (CEQA) Guidelines. This Class 32 Exemption consists of environmentally benign infill projects that are consistent with the General Plan and Zoning designations and requirements. This class of projects is characterized as in-fill development meeting the following conditions:

- a. The Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within City limits on a Project site of no more than five acres substantially surrounded by urban uses.
- c. The Project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

As outlined in the Substantial Evidence for Notice of Exemption Memorandum, included as Attachment 3, the Project is consistent with the required conditions for a Class 32 exemption and the Project would not have a significant effect on the environment due to unusual circumstances. Neither the Project site, nor the proposed Project, has any features or characteristics that would distinguish it from other in-fill projects in an urban environment; therefore, there are no unusual circumstances.

Attachments

1. Draft Resolution ZA-2023-02
2. Plans
3. Memorandum - Substantial Evidence for Notice of Exemption

RESOLUTION NO. ZA-2023-02

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF FULLERTON, CALIFORNIA APPROVING A MINOR SITE PLAN TO REDEVELOP A 0.71-ACRE SITE WITH 25 RESIDENTIAL TOWNHOMES OF WHICH 15 PERCENT OF THE UNITS WILL BE DEED-RESTRICTED FOR VERY-LOW-INCOME HOUSEHOLDS ON PROPERTY ZONED R-G, LOCATED AT 245 NORTH STATE COLLEGE BOULEVARD

ZON-2021-0041

APPLICANT: KARA BLOCK
PROPERTY OWNER: GEOTECH DEVELOPMENT CORPORATION

RECITALS

1. WHEREAS, an application was filed for a Minor Site Plan to redevelop a 0.71 acre site with 25 townhome units over subterranean garage parking on a property more specifically described as:

Orange County Assessor's Parcel No. 269-064-08

2. WHEREAS, a notice of a Zoning Administrator hearing was sent to property owners located adjacent to the project site in accordance with Fullerton Municipal Code §15.76.040.B and that no objection to the proposal was raised; and
3. WHEREAS, FMC Section 15.47.040 authorizes the Zoning Administrator to act on a Minor Site Plan; and
4. WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15332, the project qualifies for a Class 32 - In-Fill Development Projects, Project Exemption.

RESOLUTION

Now therefore, be it found, determined and resolved by the Zoning Administrator of the City of Fullerton, as follows:

1. In all respects as set forth in all Recitals in the Resolution.
2. The Zoning Administrator, pursuant to FMC Section 15.47.040.B.1 finds as follows:

Finding: The use is permitted in the zoning classification.

Fact: The proposed Project involves construction of 25 two-story townhomes, over one level of subterranean garage parking. Multi-family dwelling is a permitted use in the R-G zone, pursuant to Fullerton Municipal Code table 15.17.020.A.

Finding: The project meets all applicable development standards.

Fact: Staff has reviewed the project and determined it conforms to the development standards contained in Title 15 of the Fullerton Municipal Code for R-G-zoned properties.

Finding: The project meets the design criteria as specified in Section 15.47.060, as applicable.

Finding: The proposed project creates a development that is pleasant in character, harmonious with past development of Fullerton and illustrates design compatibility with the desired developing character of the surrounding area.

Fact: The project has been designed to blend well with other commercial and residential development in the immediate area. The various materials, architectural elements and proposed colors serve to enhance the building elevations and create a cohesive architectural style. The building orientation and articulation would reduce massing and create a streetscape of interest along State College Boulevard.

Finding: The proposed project includes designing and/or screening all rooftop mechanical and electrical equipment as an integral part of the building design.

Fact: Mechanical air conditioning condensers would be installed within the private patios of each unit. Condenser units located on private roof top decks would be screen from public view by building parapets that are an integral part of the building design.

Finding: The project screens exterior trash, storage areas and service yards from view of nearby streets.

Fact: Trash containers will be kept in a trash room inside the subterranean parking garage and will not be visible from the public-right-of-way.

Finding: Designing landscaping to create a pleasing appearance from both within and off the site.

Fact: The proposed building frontage would utilize landscaping to provide visual interest for pedestrians and paved walkways for pedestrian access from the public State College Boulevard.

Fact: The proposed project would provide common space, which would include landscaping throughout, an open deck on the second level above the garage entry, and an open terrace at the rear of the property between the buildings. Both areas would include outdoor seating with built-in barbeque areas. Each unit is also provided with private open space in the form of a terrace. In addition to a terrace, 8 units include private roof decks. Landscaping would include trees, shrubs, and ground cover including along the frontage of State College Boulevard. Tree species would include Olive (fruiting & fruitless varieties), Dragon tree, Bay Laurel, Fern Pine, African Sumac, Water Gum, and Hybrid Strawberry Tree.

Finding: The project creates traffic patterns that minimize impacts on surrounding properties and streets and accommodate emergency vehicles.

Fact: The proposed project includes the construction of a subterranean parking garage which would consist of all onsite parking and will be accessed from State College Boulevard. The parking garage has been designed to accommodate the height of typical delivery and moving trucks so that all unloading, and deliveries occur onsite.

Finding: The proposed project ensures that landscaping accommodates adequate sight distances for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.

Fact: The landscaping along the proposed driveway has been designed to account for vision clearances.

3. The Zoning Administrator does hereby APPROVE said Minor Site Plan ZON-2021-0041 subject to the following conditions of approval:
 - a. The action of the Zoning Administrator approves the submitted plans identified as Attachment 1 and as conditioned herein. The term "approved Minor Site Plan" pertains to the plans in Attachment 1 and as conditioned herein.
 - b. Upon submitting plans for building plan check, a revised site plan which demonstrates that the floor area of the (3) ground patios along the project frontage are at least 100 square feet in size shall be submitted.
 - c. The project shall comply with applicable conditions of approval contained in the Substantial Evidence for Notice of Exemption Memorandum, included as attachment 2.
 - d. The applicant shall submit a Parking Management Plan to the Planning division for review and approval prior to issuance of final Certificate of Occupancy. The plan shall include, but not be limited to, the assignment of parking spaces, guest parking practices
 - e. Prior to building permit issuance, and pursuant to FMC §15.50.030, a Landscape Documentation Package shall be submitted to the City for review and approval. The Landscape Documentation Package includes, but is not limited to, certified landscape and irrigation design plans. The Landscape and Documentation Package requires a separate plan check submittal and fee.
 - f. The approval of Minor Site Plan ZON-2021-0041 becomes null and void if not exercised within 12-months from the date of approval. Prior to the date of expiration of the approved Minor Site Plan, the expiration date may be extended by the Zoning Administrator for a period or periods not exceeding 12-months, for a total of no more than 24 months.
 - g. In the event the business operations generate more trash than the existing trash enclosure can contain, the property owner shall be responsible for disposal of the additional trash through modifications in the number days per week of trash pickups. Trash shall not be kept outside of the trash enclosure at any time.
 - h. Applicant/Property Owner is responsible for ensuring that information contained in construction plan drawings is consistent among architectural, structural, grading,

electrical, mechanical, plumbing, fire, utility, and public improvement plans as well as other construction drawings. This responsibility may be transferred by the Applicant/Property Owner to the Project Architect. While the City aims to correct inconsistencies, they are the ultimate responsibility of the Applicant/Property Owner/Project Architect to remedy, up to and including completing construction revisions prior to receiving final occupancy approvals.

- i. The applicant shall agree to indemnify, hold harmless, and defend the City of Fullerton, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of the project.
- j. The project shall be in substantial conformance with the plans provided by the applicant except to the extent that the plans or designs are modified by the City of Fullerton Zoning Administrator or conditions herein.
- k. Construction plans shall be submitted to the Community and Economic Development Department for review and issuance of any future building permit(s). Construction plans shall comply with Fullerton Building Codes, as adopted and in effect at time of plan submittal.
- l. All corrections generated during the plan check and inspection process shall be incorporated as conditions of approval by reference. Plans shall clearly show that the project complies with applicable Building Codes prior to issuance of building permits. Any site plan revisions necessary to comply with Building Code revisions may be considered for approval by the Director of Community and Economic Development.
- m. All construction and general maintenance activities that are anticipated to exceed the noise standards set forth in FMC §15.90 shall be limited to the hours of 7 a.m. to 8 p.m. Monday through Saturday, except in the case of an emergency. Noise associated with construction, repair, remodeling or grading of any real property must comply with the standards set forth in FMC §15.90 between 8 p.m. and 7 a.m. Monday through Saturday and at any time on Sunday or City-recognized holidays. All on-site construction equipment shall have properly operating mufflers and applicant should utilize the quietest equipment available.

Public Works

Project Specific:

- n. The project shall record an irrevocable offer of dedication of 10 feet of additional right of way to the City (dedication for public street and utility purposes) along the property frontage on State College Blvd prior to issuance of Temporary Occupancy Certificate. All proposed on-site improvements associated with the development shall be constructed to the ultimate street right of way alignment and shall not encroach into the area offered for dedication except flat hardscape work and landscaping improvements. While this future dedication is consistent with the ultimate street width per the City's General Plan, the City shall be under no obligation to accept the offer at any time, and the decision to accept the offer shall be at the sole discretion of the City.
- o. Mailboxes shall be removed from sidewalk and replaced with onsite mail collection box.

- p. Existing trees along the project frontage shall be removed and replaced with full width concrete sidewalk per City standards. New trees shall be planted onsite behind the sidewalk along the property's frontage.
- q. Asphalt Concrete (AC) on State College Blvd. was recently reconstructed over the entire street width; therefore, all construction operations that produce damage to the existing AC pavement (i.e., saw cutting, trenching, potholing, sandblasting, etc.) will be subject to moratorium standards for pavement replacement, City Standard No. 130.
- r. Existing sidewalk along the project frontage shall be removed and reconstructed with the new full width concrete sidewalk per City Standard No. 122.
- s. Damaged curb and gutter along the project frontage shall be reconstructed with new curb and gutter per City Standard No. 120.
- t. Existing driveway approach(s) that will not be utilized by the proposed development shall be removed and replaced with full width concrete sidewalk and full height curb and gutter.
- u. New driveway approach(s) shall be constructed per City Standard No.121, Commercial Driveway.
- v. All on-site water services exclusively serving the proposed development shall be privately owned and maintained.
- w. The project shall install one master meter above-ground assembly for 3" and larger for domestic service with backflow, one master meter for irrigation with backflow, one master meter with DCDA for fire service, and a new public fire hydrant to meet City standard requirement of a public fire hydrant to be within 50' of the FDC. Above-ground assemblies shall be installed behind property line. If method of concealment is used, it shall not obscure the Fire Department's pumper connection, OS&Y rising stems, hinder access to the connection, or obscure the testing of the device.
- x. Existing water services not utilized shall be abandoned at the main. Existing water meter in the proposed driveway shall be abandoned.
- y. Prior to issuance of building permits, the Developer shall submit a Water Improvement Plan prepared by a California Registered Civil Engineer. The system shall be designed in conformance with City of Fullerton Water Utility Specifications and Fire Department requirements and shall be subject to approval by the City Engineer and accepted by the Public Works Director.
- z. The developer shall provide water calculations to properly size the new meters. All proposed and existing hydrants must meet Fire Department minimum required flow. (City of Fullerton's Water Rates, Rules, and Regulations, rule 15.A and 15.B). Any fire hydrants required on site shall be private.

General:

- aa. All work in the public right of way shall be constructed in accordance with the Standard Plans and Standard Specifications for Public Works Construction, latest edition. This includes supplements thereto and City of Fullerton Standard Drawings.
- bb. Before undertaking any grading or construction work of any type within the public right of way, the owner must first obtain the applicable permits from the Public Works Department.
- cc. All work within public right of way requires a separate public works permit.
- dd. During site improvement, all deliveries to the project site that are overweight, or oversize will require a transportation permit from the Public Works Department.
- ee. The project shall utilize the City's benchmarks. A list of the City's benchmarks is available on the City of Fullerton website.
- ff. The developer shall provide and maintain all necessary flag persons, barricades, delineators, signs, flashers, and any other safety equipment as set forth in the latest publication of the State of California, Manual of Traffic Control, or as required by the Public Works Department permit requirements to ensure safe passage of pedestrian and vehicular traffic.
- gg. Street trenches required for the installation of utility connections shall comply with City of Fullerton Standard No. 312 and 313.
- hh. Any controlling survey monumentation (property lines, tract lines, street centerline, etc.) which are at risk of being destroyed or disturbed during the course of this project must be preserved in accordance with Section 8771(b) of the California Business and Professions Code (Professional Land Surveyors Act). Pre-construction field ties, along with the preparation and filing of the required Corner Records or Record of Survey with the County of Orange, shall be accomplished by, or under the direction of, a licensed surveyor or civil engineer authorized to practice land surveying. Copies of said records shall be furnished to the City Engineer for review and approval prior to issuance of any onsite or offsite construction permits. Any monuments disturbed or destroyed by this project must be reset and post-construction Corner Records or Record of Survey filed with the County of Orange. A copy of the recorded documents shall be submitted to the City Engineer for review and approval prior to issuance of any permits within the public right of way.
- ii. Prior to issuance of building permits, all public improvements (if any) shall be guaranteed to be installed by the execution of an Agreement for Public Improvements secured by sufficient bonds or sureties for both Faithful Performance and Labor and Materials, in a form approved by the City Attorney.
- jj. Public Works Department expenses, including consultant review of WQMP and Grading Plan, project management, plan check, inspection, will be charged against the reimbursable account created for the project. The initial \$5,000 shall be deposited with the Public Works Department concurrently with the project application. If the amount deposited is insufficient to complete the project review and inspection process,

- additional deposit(s) will be required as necessary to finalize the project. Any unspent funds will be returned to the applicant after final acceptance of the project.
- kk. All the public improvements, studies, designs, plans, calculations, and other requirements shall be installed, provided, and supplied by the developer in accordance with City and State codes, policies, and requirements at no cost to the City. All work shall comply with City standards and specifications and with the City of Fullerton Municipal Codes.
- ll. Proposed sewer laterals shall be minimum 6" V.C.P. per City Std. 209A and 209B. All existing lateral connections to be utilized for the development shall be video inspected to determine their condition. Video shall be submitted to the Public Works/Maintenance for review. If determined that the existing connection(s) are in poor condition, they shall be replaced with new lateral connections per standard plans.
- mm. Existing public and private easements shall not be affected by the proposed development. Any modification to an existing public and/or private easement shall be coordinated and approved by applicable easement owners.
- nn. All facilities crossing lot lines shall be located in private easements.
- oo. According to FMC Section 16.05.060, all proposed utilities that provide direct service to the subject property, including electric and all telecommunication systems, shall be installed underground; all existing facilities providing direct service to the development shall be undergrounded.
- pp. Site development shall not result in the increase of storm water run-off and flow intensity to the adjacent properties nor obstruct storm water flow into the site. The size and alignment of on-site drainage facilities shall be based upon detailed hydrology and hydraulic calculations prepared by a California Registered Engineer and shall be approved by the City Engineer.
- qq. A Final Grading plan shall be reviewed and approved prior to issuance of grading permit.
- rr. Site grading shall adhere to the approved grading plan and shall be completed prior to issuance of temporary occupancy.
- ss. An As-Built Grading Plan, signed and stamped by the Engineer of Record and the Geotechnical Engineer, shall be submitted to Public Works Department prior to finalizing and closing the grading permit. Any deviations from the approved grading plan will require a submittal of grading plan revision for the City Engineer's review and approval.
- tt. In addition to all retaining walls, any above-ground construction, regardless of its height, that may alter the existing storm water flow pattern shall be shown on the grading plan.
Project Specific:

ADOPTED BY THE FULLERTON ZONING ADMINISTRATOR ON APRIL 6, 2023.



Sunayana Thomas
Zoning Administrator

Attachment 1 – Plans

Attachment 2 – Substantial Evidence Notice of Exemption Memorandum



245 STATE COLLEGE TOWNHOMES

245 N. STATE COLLEGE BLVD.
FULLERTON CA, 92831

MINOR SITE PLAN REVIEW



ABBREVIATIONS			
A/C	AIR CONDITIONING	MTL	METAL
A.C.	ASPHALTIC CONCRETE	N	NORTH
	PAVING	(N)	NEW
A.D.	AREA DRAIN	N.I.C.	NOT IN CONTRACT
A.F.F.	ABOVE FINISH FLOOR	NO.	NUMBER
ALUM.	ALUMINUM	N.T.S.	NOT TO SCALE
B.B.	BREAD BOARD	O.C.	ON CENTER
BD.	BOARD	OPNG.	OPENING
BLDG.	BUILDING	OPP.	OPPOSITE
BLKG.	BLOCKING	P.A.	PLANTING AREA
BOT.	BOTTOM	P.C.	PRE-CAST CONCRETE
C.L.	CENTER LINE	P.P.	POWER POLE
CLG.	CEILING	PL	PLATE
CLR.	CLEAR	P.L.	PROPERTY LINE
C.M.U.	CONCRETE MASONRY	PLYWD.	PLYWOOD
	UNIT	PLMB.	PLUMBING
COL.	COLUMN	PT.	PAIR
CONC.	CONCRETE	R.	RISER
CONC. BLK.	CONCRETE BLOCK	R.A.	RETURN AIR
CONST.	CONSTRUCTION	RAD.	RADIUS
CONT.	CONTINUOUS	R.D.	ROOF DRAIN
DIA.	DIAMETER	RECP.	RECEPTACLE
DM.	DIMENSION	REF.	REFRIGERATOR
DN.	DOWN	REINF.	REINFORCED
D.S.	DOWN SPOUT	REQ'D.	REQUIRED
DTL.	DETAIL	REV.	REVISION
DWG.	DRAWING	RF.	ROOF
(E)	EXISTING	RM.	ROOM
ELEC.	ELECTRIC	R.O.	ROUGH OPENING
E.V.	ELECTRIC VEHICLE	S.A.	SUPPLY AIR
ELEV.	ELEVATION	S.C.	SOLID CORE
EQ.	EQUAL	S.D.	STORM DRAIN
EQUIP.	EQUIPMENT	S.F.	SQUARE FEET
EXIST.	EXISTING	SHTG.	SHEATHING
EXT.	EXTERIOR	SHT. MTL.	SHEET METAL
F.F.	FINISH FLOOR	SIM.	SIMILAR
F.G.	FINISH GRADE	S/S	STAINLESS STEEL
FIN.	FINISH	STL.	STEEL
FLR.	FLOOR	STR.	STRUCTURAL
F.O.C.	FACE OF CONCRETE	SUBFLR.	SUB-FLOOR
F.O.M.	FACE OF MASONRY	SUSP.	SUSPENDED
F.O.S.	FACE OF STUD	T.	TREAD
FP.	FIREPLACE	T. & G	TONGUE AND GROOVE
FT.	FEET	THK.	THICK
FTG.	FOOTING	T.O.	TOP OF
G.	GAS	TYP.	TYPICAL
GA.	GAUGE	U.G.	UNDERGROUND
GALV.	GALVANIZE	U.O.N.	UNLESS OTHERWISE
GL.	GLASS	U.N.O.	UNLESS NOTED
GYP.	GYPSUM	UNF.	UNFINISHED
H.B.	HOSE BIBB	W.	WATER
H.C.	HOLLOW CORE	W/	WITH
HD.	HEAD	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING	W.H.	WATER HEATER
	HOT WATER	W.I.	WROUGHT IRON
	INTERIOR	W/O	WITHOUT
	LAVATORY	W.O.	WHERE OCCURS
	LIGHT	W.P.	WATER PROOF
	MAXIMUM	W.W.M.	WELDED WIRE MESH
	M/C		
	MECH.		
	MFR.		
	MIN.		

LOCATION MAP

VICINITY MAP

LOCATION MAP

VICINITY MAP

PROJECT DIRECTORY

OWNER:
Geotech Development Corporation
324 N. Marie Ave
Fullerton, CA 92833
(714)726-7383
Attn: Konstantinos Kapogianis

LANDSCAPE ARCHITECT:
Alex Koutzoukis
Landscape Architect
CA RLA #6327
(714)519-1027
Attn: Alex Koutzoukis

ARCHITECT:
DFH Architects, LLP
1544 20th St
Santa Monica, CA 90404
(310)394-4045
Attn: Kara Block

SYMBOLS LEGEND

SYMBOL	DESCRIPTION
()	EXISTING CONDITION
+461.0' / T.O.P.	NEW OR REQUIRED POINT ELEVATION LOCATION
(+461.0) / T.O.P.	EXISTING POINT ELEVATION LOCATION
268	EXISTING CONTOUR LINE
320	NEW CONTOUR LINE
MATCH LINE, SHADED PORTION SIDE SHOWN	
LEVEL LINE, CONTROL POINT OR DATUM	
PROPERTY LINE, BOUNDARY LINES	
CENTER LINE, EXTERIOR ELEVATION LINES	
OUTLINE OF OBJECTS ABOVE, FIXTURES N.I.C.	
OUTLINE OF HIDDEN OBJECTS BELOW	
EXISTING CONSTRUCTION TO BE REMOVED	
BUILDING SECTION REFERENCE DRAWING NUMBER	
1 A-1	DETAIL NUMBER REFERENCE DRAWING NUMBER
WALL SECTION OR ELEVATION NUMBER REFERENCE DRAWING NUMBER	
DOOR NUMBER	
EW9	WALL REFERENCE
A	WINDOW NUMBER
A	MATERIAL REFERENCE COLOR REFERENCE
12	EQUIPMENT NUMBER
1	REVISION
N	PROJECT NORTH (MAGNETIC NORTH ARROW ON PLOT SITE PLAN ONLY)
0	REFERENCE GRIDS

CODES AND AGENCIES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

FULLERTON BUILDING CODES IN EFFECT, INCLUDING LOCAL AMENDMENTS, AS OF JANUARY 1, 2020:

2019 CALIFORNIA BUILDING CODE ('19 CBC)

2019 CALIFORNIA PLUMBING CODE ('19 CPC)

2019 CALIFORNIA MECHANICAL CODE ('19 CMC)

2019 CALIFORNIA ELECTRICAL CODE ('19 CEC)

2019 CALIFORNIA RESIDENTIAL CODE ('19 CRC)

2019 CALIFORNIA ENERGY CODE ('19 ENERGY)

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE ('19 GBSC)

NFPA 13: 2016 STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEM

NFPA 14: 2019 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS

ALL WORK SHALL COMPLY WITH THE FOLLOWING CITY OF FULLERTON REGULATIONS, CODES AND AUTHORITIES:

A. BUILDING & SAFETY DEPT.
B. PLANNING & ZONING DEPT.
C. FIRE DEPT.
D. PUBLIC WORKS DEPT.
E. ENGINEERING DEPT.

PROJECT SUMMARY

ADDRESS: 245 N. STATE COLLEGE BLVD FULLERTON, CA 92831 NOTE : THIS PROJECT IS 100% PRIVATELY FUNDED

APN: 26906408

PROPOSED PROJECT: 2-STORY MULTI-FAMILY RESIDENTIAL TOWNHOMES OVER 1-LEVEL SUBTERRANEAN PARKING.

ZONING: R-G GARDEN-TYPE MULTIPLE RESIDENTIAL

HEIGHT LIMIT: 31'-0" / 2 STORIES
(20' / 1 STORY + DENSITY BONUS INCREASE 11' / 1 STORY = 31'-0" / 2 STORIES)

OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL (SEC 310.4)
S-2 PARKING GARAGE (SEC. 311.3)

CONSTRUCTION TYPE: **TYPE V-A** FOR ABOVE GRADE R-2 OCCUPANCY
W/ NFPA-13 AUTOMATIC FIRE SPRINKLER SYSTEM AND A STANDPIPE SYSTEM COMPLIANT WITH NFPA STANDARD 14.
TYPE I-A FOR SUBTERRANEAN GARAGE S-2 OCCUPANCY
W/ NFPA-13 AUTOMATIC FIRE SPRINKLER SYSTEM AND A STANDPIPE SYSTEM COMPLIANT WITH NFPA STANDARD 14.

DENSITY

ALLOWABLE DENSITY:
LOT AREA: = 30,947 SF

LOT COVERAGE: R-G ZONE 60% MAXIMUM LOT COVERAGE ALLOWED .6 X 30,947 SF = 18,568 SF

ALLOWABLE DENSITY = 1/1,600 SF PER DWELLING UNIT W/ SUBTERRANEAN PARKING
= 1,600 SF / 30,926 SF = 19 UNITS WITH SUBTERRANEAN PARKING
35% DENSITY BONUS INCREASE = 19 x 1.35 = 25.6 = **26 UNITS**

PROVIDED TOTAL LOT COVERAGE = 17,527 SF (56.6%) < 60% COVERAGE = COMPLIES

PROVIDED DENSITY/UNIT MIX:
2 BEDROOM 13
3 BEDROOM 12
PROVIDED 25 UNITS (22 MARKET RATE + 3 VERY LOW INCOME)
15% OF 19 UNITS DEDICATED TO VERY LOW INCOME

DENSITY BONUS (3) INCENTIVES:
1) INCREASE IN HEIGHT
2) REDUCTION IN OPEN SPACE REQUIREMENTS
3) REDUCTION IN REQUIRED SETBACKS (FRONT YARD AND WINDOW TO WINDOW SEPARATION).

BASE HEIGHT = 1 STORY / 20'-0"
DENSITY BONUS HEIGHT LIMIT = 2 STORIES / 31'-0"

Area Schedule (F.A.R.)	
Level	Area
1ST FLOOR / GROUND LEVEL	14457 SF
2ND FLOOR	14250 SF
	28708 SF

OPEN SPACE

OPEN SPACE REQUIRED
800 SF FOR EACH UNIT 2 BEDROOM = 13 x 800 = 10,400SF
1000 SF FOR EACH UNIT 3 BEDROOM = 12 x 1000 = 12,000SF

TOTAL REQUIRED OPEN SPACE = 22,400SF

COMMON AND OPEN TO SKY OPEN SPACE PROVIDED: **8,708 SF**

PRIVATE OPEN SPACE : **7,223 SF**

TOTAL OPEN SPACE PROVIDED = 15,930 SF (22,400 SF REQUIRED)

REQUESTED OPEN SPACE REDUCTION = 29%

REQUIRED YARD SETBACKS

(PER FMC TABLE 15.17.070.E)	(PER FMC TABLE 15.17.070.D)
1ST FLOOR RESIDENT FRONT = (EAST) = 15'-0" SIDE (NORTH - LIVING/FAMILY ROOM) = 7'-0" SIDE (SOUTH - LIVING/FAMILY ROOM) = 7'-0" REAR (WEST - LIVING/FAMILY ROOM) = 7'-0"	REQUEST REDUCTION OF WINDOW-TO-WINDOW SEPARATION SEE A-2.02 TO A-2.03 FOR PROPOSED ON SITE WINDOW-TO-WINDOW SETBACKS OF 10'-0" TO 20'-0"
2ND FLOOR RESIDENTIAL FRONT = (EAST) = 15'-0" SIDE (NORTH - BEDROOM/KITCHEN) = 9'-0" SIDE (SOUTH - BEDROOM/KITCHEN) = 9'-0" REAR (WEST - BEDROOM/KITCHEN) = 9'-0"	

PARKING CALCULATIONS

RESIDENTIAL PARKING SPACES REQUIRED PER DENSITY BONUS:

PARKING SPACES REQUIRED	
2 SPACES PER 2-3 BEDROOM	= 22 X 2 = 44 SPACES
5 SPACES PER VLI UNITS	= 3 X .5 = 1.5 SPACES
TOTAL REQUIRED	= 46 SPACES

RESIDENTIAL PARKING SPACES PROVIDED (ASSIGNED):

STANDARD = 49
ACCESSIBLE = 2% OF 56 = 2 ADA REQUIRED + 1 EV ADA VAN
COMPACT = 4
TOTAL PARKING PROVIDED = 56

GUEST PARKING PROVIDED = 6 SPACES

ELECTRIC VEHICLE:
10% OF REQ'D RESIDENTIAL STALLS = 10% (56) = 5.6 (6 STALLS)

BICYCLE PARKING REQUIRED/PROVIDED
PER CGBSC 5.106.4.1 BICYCLE PARKING

LONG TERM	56 X .05 = 2.8 = 3 REQUIRED BICYCLE PARKING SPACES (MIN 5% OF VEHICLE PARKING)
SHORT TERM	0 X .05 = 0 (MIN (1) 2-BIKE RACK REQUIRED PER CODE)

SHEET INDEX

ARCHITECTURE

Sheet List	
Sheet Number	Sheet Name
A-1.03	FIRE MASTER PLAN
T-0.0	COVER SHEET
T-1.01	PROJECT DATA - ZONING
T-1.02	PROJECT DATA - BUILDING
T-1.03	SITE PHOTOS
T-1.04	ZONING F.A.R. PLANS AND CALCULATIONS
T-1.05	OPEN SPACE CALCULATIONS
T-1.06	BUILDING AREA DIAGRAM
A-1.01	SURVEY PLAN
A-1.02	PROPOSED SITE PLAN
A-2.01	BASEMENT LEVEL
A-2.02	1ST FLOOR / GROUND LEVEL
A-2.03	2ND FLOOR
A-2.04	ROOF LEVEL
A-3.01	BUILDING SECTIONS
A-4.01	EXTERIOR ELEVATION
A-4.02	EXTERIOR ELEVATION
A-3.02	BUILDING SECTIONS
A-4.03	EXTERIOR MATERIAL
A-5.02	TYPICAL UNIT PLANS
A-5.01	TYPICAL UNIT PLANS
A-10.3	EXTERIOR DETAILS
A-10.5	ROOF DETAILS
CIVIL	
C01	TITLE SHEET
C02	GRADING PLAN
C03	UTILITY PLAN
C04	PRELIMINARY WATER QUALITY MANAGEMENT PLAN
C05	SECTIONS
LANDSCAPE	
L.1.1	CONCEPTUAL LANDSCAPE PLAN
L.1.2	ROOFTOP CONCEPTUAL LANDSCAPE PLAN
L.2.1	CONCEPTUAL PLANTING PLAN
L.2.2	PLANTING PALETTE - TREES
L.2.3	PLANT PALETTE - SHRUBS
L.3.1	CONCEPTUAL LANDSCAPE WALL & FENCE PLAN
L.3.2	CONCEPTUAL LANDSCAPE WALL & FENCE ELEVATIONS

1544 20th Street S.M. CA
1-310-394-4045
info@dfharchitects.com
www.dfharchitects.com

architecture
interiors

245 N State College Blvd
Fullerton, CA 92831

MINOR SITE PLAN REVIEW

PROJECT DATA -
ZONING

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10/03/18
Scale:
12" = 1'-0"
By: Author
Project No:
2008
Page No:
T-1.01
OF

ALLOWABLE BUILDING HEIGHT	
CONSTRUCTION TYPE:	TYPE I-A W/ AUTOMATIC SPRINKLER SYSTEM - NFPA 13 (BASEMENT LEVEL) TYPE V-A W/ AUTOMATIC SPRINKLER SYSTEM - NFPA 13 (1ST - 2ND FLOOR)
OCCUPANCY CLASSIFICATION:	S-2 PARKING GARAGE, STORAGE (SEC. 311.3) R-2 RESIDENTIAL DWELLING UNITS AND ACCESSORIES (SEC. 310.4)
TYPE I-A - ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: TABLE 504.3, S-2 (S WITHOUT AREA INCREASE) = UNLIMITED	
TYPE I-A ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: DL TABLE 504.4, S-2 (S WITHOUT AREA INCREASE) = UNLIMITED	
TYPE V-A ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE: TABLE 504.3, R-2 (S WITHOUT AREA INCREASE) = 70 FEET	
TYPE V-A ACTUAL BUILDING HEIGHT: 30'-6" MEASURED FROM AVERAGE GRADE PLANE (211.87') TO ROOF STRUCTURE (242.5')	
TYPE V-A ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: TABLE 504.4, R-2 (S WITHOUT AREA INCREASE) = 4 STORIES	
TYPE V-A ACTUAL NUMBER OF STORIES: 3-STORIES ABOVE HORIZONTAL SEPARATION (ALLOWED PER SEC. 510.2)	
TOTAL BUILDING HEIGHT (TYPE V): 3-STORIES ABOVE AVERAGE GRADE PLANE <u>30'-6"</u> (31' ALLOWED)	

ALLOWABLE BUILDING AREA

TYPE I-A (GARAGE LEVEL) - OCCUPANCY S-2 UNLIMITED AREA ALLOWED PER TABLE 506.2																			
TYPE V-A (FLOORS 1- 2) - OCCUPANCY R-2 - ALLOWABLE AREA PER BELOW (SEE SHEET T-1.05 FOR DIAGRAMS)																			
AREA DETERMINATION (TABLE 506.2- FOR R-2 OCCUPANCY):																			
AREA, BUILDING, THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.																			
506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS Aa = {Ai + (NS x If)} x Sa Aa = {36,000 SF + 36,000 X 0} x 2 Aa = 72,000 SF (NO INDIVIDUAL STORY TO EXCEED 36,000 SF)																			
<table><tr><th colspan="2">Residential Area (R-2) - Type V-A</th></tr><tr><th>Name</th><th>Area</th></tr><tr><td>Building A</td><td>15954 SF</td></tr><tr><td>Building B</td><td>5895 SF</td></tr><tr><td>Building C</td><td>2376 SF</td></tr><tr><td>Building D</td><td>2376 SF</td></tr><tr><td>Building E</td><td>2376 SF</td></tr><tr><td>Building F</td><td>2376 SF</td></tr><tr><td>TOTAL</td><td>31353 SF</td></tr></table> (72,000 S.F. ALLOWABLE)		Residential Area (R-2) - Type V-A		Name	Area	Building A	15954 SF	Building B	5895 SF	Building C	2376 SF	Building D	2376 SF	Building E	2376 SF	Building F	2376 SF	TOTAL	31353 SF
Residential Area (R-2) - Type V-A																			
Name	Area																		
Building A	15954 SF																		
Building B	5895 SF																		
Building C	2376 SF																		
Building D	2376 SF																		
Building E	2376 SF																		
Building F	2376 SF																		
TOTAL	31353 SF																		

AVERAGE NATURAL GRADE

AVERAGE NATURAL GRADE* (SEE SHEET A-1.02): NORTH: (212.01' + 212.34') / 2 = 212.175" EAST: (212.34' + 211.30') / 2 = 212.82' SOUTH: (210.84' + 211.30') / 2 = 211.07' WEST: (210.84' + 212.01') / 2 = 211.425' TOTAL: 847.49' / 4 = 211.87'	
--	--

BUILDING CODE GROSS AREA BREAKDOWN

*Area Schedule (F.A.R.)		Residential Area (R-2) - Type V-A	
Level	Area	Name	Area
1ST FLOOR / GROUND LEVEL	14457 SF	Building A	15954 SF
2ND FLOOR	14250 SF	Building B	5895 SF
TOTAL	28708 SF	Building C	2376 SF
		Building D	2376 SF
		Building E	2376 SF
		Building F	2376 SF
		TOTAL	31353 SF
		PARKING GARAGE (S-2) - Type I-A	
		Name	Area
		Garage	25950 SF
		TOTAL	25950 SF

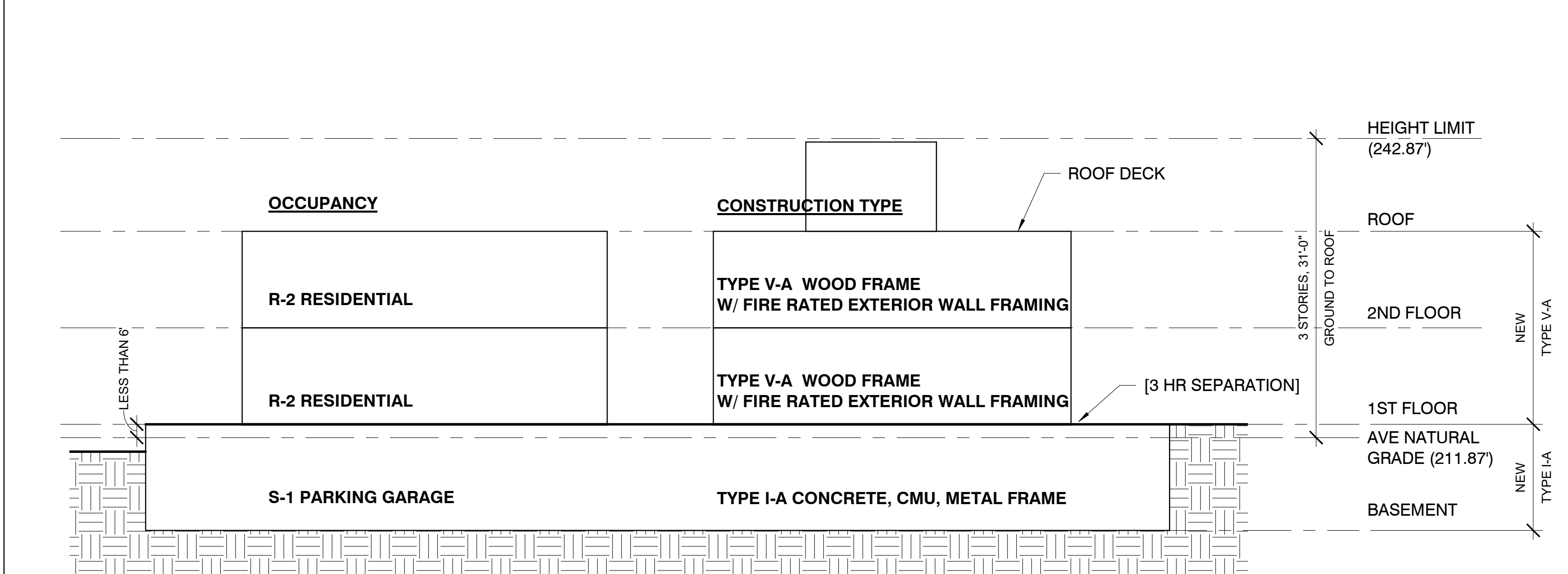
NOTE: SEE BUILDING AREA DIAGRAMS ON T-1.05

FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (HOURS) - TYPE I-A	
CONSTRUCTION TYPE:	TYPE I-A
STRUCTURAL FRAME:	3-HOUR TABLE 601
BEARING WALLS - EXTERIOR:	3-HOUR TABLE 601
BEARING WALLS - INTERIOR:	3-HOUR TABLE 601
NONBEARING WALLS, PARTITIONS - EXTERIOR:	1-HOUR (SEPARATION LESS THAN OR EQUAL TO 30 FEET) TABLE 602
NONBEARING WALLS, PARTITIONS - INTERIOR:	NOT RATED OR 2-HOUR PER PLAN TABLE 602
FLOOR CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS	2-HOUR TABLE 601
ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS	1 1/2-HOUR TABLE 601
SHAFT ENCLOSURES:	2-HOUR (SEC. 713.4)
STAIRWAY CONSTRUCTION:	2-HOUR (SEC. 1023.2)
SEPARATION WALLS:	1-HOUR (SEC. 708.3) OR 2-HOUR PER PLAN
FIRE WALLS:	NOT REQUIRED
HORIZONTAL SEPARATIONS:	3-HOUR (SEC. 711.2.4)
CORRIDOR WALLS:	N/A
AREA OF REFUGE:	NOT REQUIRED
MAXIMUM AREA OF: EXTERIOR OPENINGS	SEE CBC TABLE 705.8
ELEVATOR LOBBY:	1-HOUR UNLESS ROLL-DOWN SMOKE FILM PARTITION IS PROVIDED

FIRE RESISTIVE CONSTRUCTION REQUIREMENTS (HOURS) - TYPE V-A

CONSTRUCTION TYPE:	TYPE V-A
STRUCTURAL FRAME:	1-HOUR TABLE 601
BEARING WALLS - EXTERIOR:	1-HOUR (WITH FIRE TREATED WOOD FRAMING) TABLE 601
BEARING WALLS - INTERIOR:	1-HOUR TABLE 601
NONBEARING WALLS, PARTITIONS - EXTERIOR:	1-HOUR (SEPARATION LESS THAN OR EQUAL TO 30 FEET) TABLE 602
NONBEARING WALLS, PARTITIONS - INTERIOR:	NOT RATED TABLE 602
FLOOR CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS	1-HOUR TABLE 601
ROOF CONSTRUCTION: INCLUDING SUPPORTING BEAMS AND JOISTS	1-HOUR TABLE 601
SHAFT ENCLOSURES:	2-HOUR (SEC. 713.4)
STAIRWAY CONSTRUCTION:	2-HOUR (SEC. 1023.2)
SEPARATION WALLS:	1-HOUR (SEC. 708.3) OR 2-HOUR PER PLAN
HORIZONTAL SEPARATIONS:	1-HOUR (SEC. 711.2.4)
CORRIDOR WALLS:	1-HOUR (TABLE 1020.1) OR 2-HOUR PER PLAN
AREA OF REFUGE:	NOT REQUIRED
MAXIMUM AREA OF: EXTERIOR OPENINGS	SEE CBC TABLE 705.8
ELEVATOR LOBBY:	NOT REQUIRED PROVIDE ROLL-DOWN SMOKE FILM PARTITIONS

BUILDING CONSTRUCTION DIAGRAM





SOUTH EAST VIEW LOOKING NORTH ON STATE COLLEGE BLVD



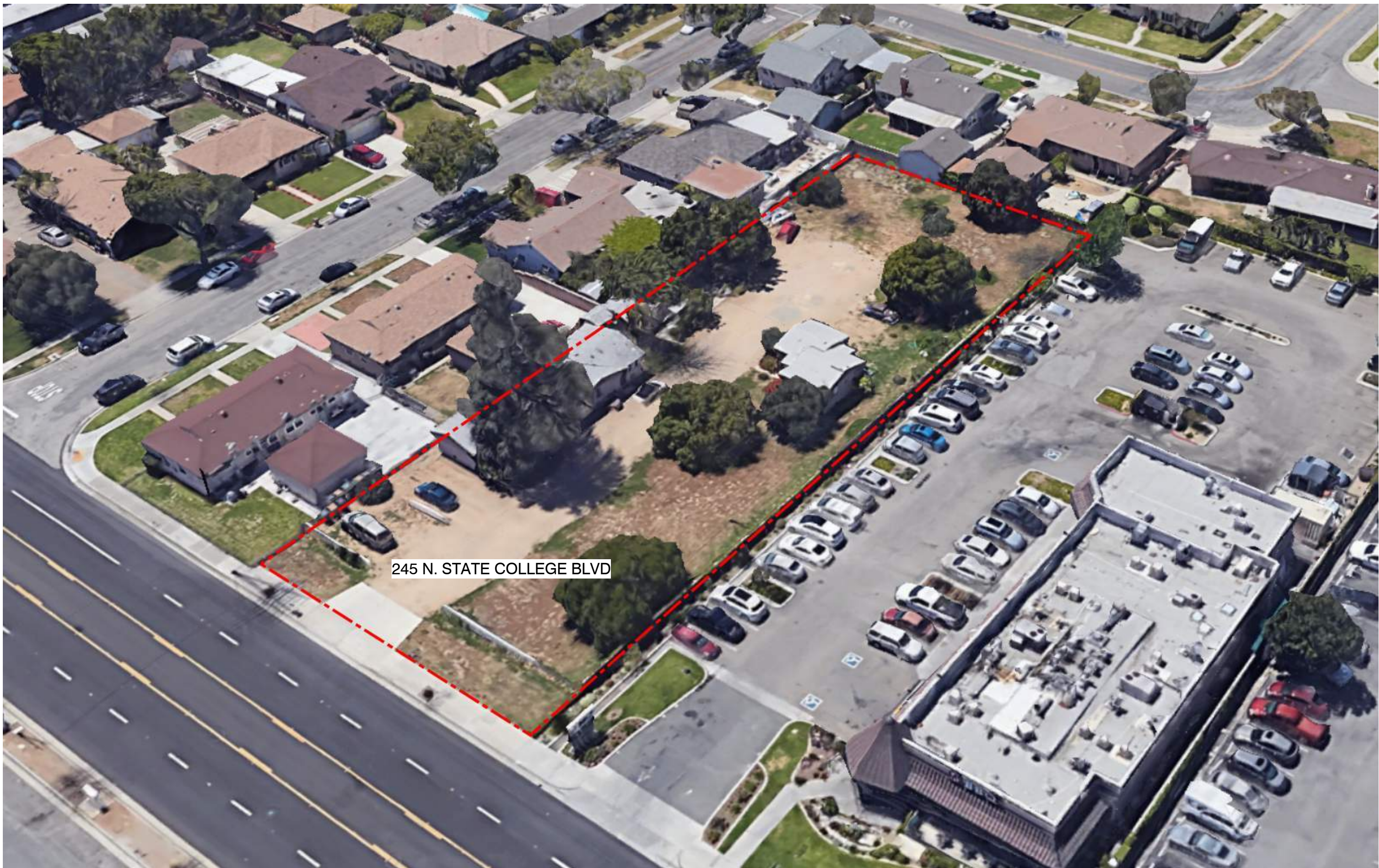
STATE COLLEGE BLVD VIEW LOOKING WEST



NORTH EAST VIEW LOOKING SOUTH ON STATE COLLEGE BLVD

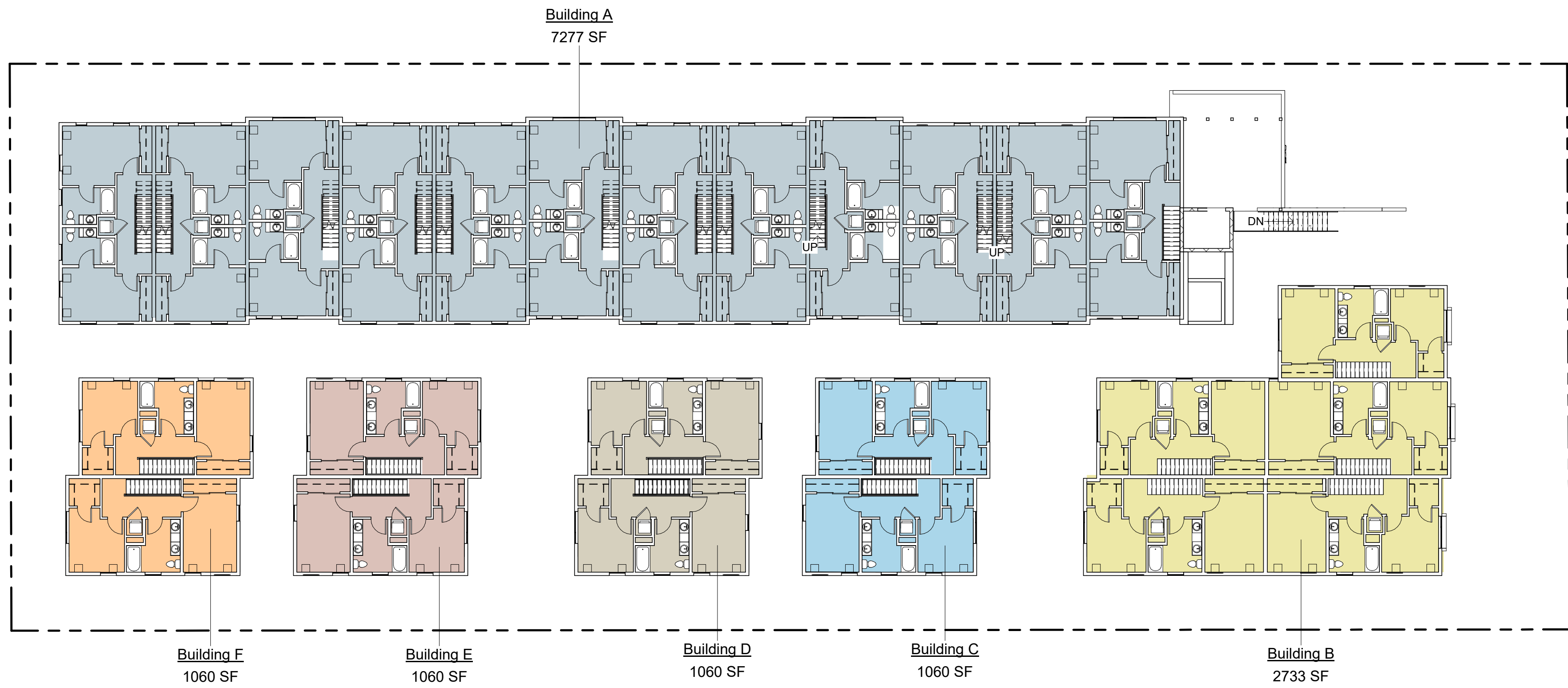


SOUTH EAST AERIAL VIEW LOOKING WEST



NORTH EAST AERIAL VIEW LOOKING WEST

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2ND FLOOR

SCALE:
1/16" = 1'-0" 2



1ST FLOOR / GROUND LEVEL

SCALE:
1/16" = 1'-0" 1

ZONING FLOOR AREA

FLOOR/AREA RATIO DEFINITION FMC, 15.04.040.

FLOOR/AREA RATIO (FAR) means the ratio of all enclosed and usable floor area of the building(s) (including the space therein devoted to stairwells, elevator shafts, light courts, hallways, restrooms, storage areas, etc.) to the total area of the parcel or parcels upon which the buildings(s) is/are located. A basement, carport, or garage having an interior height or less than ten feet from floor plate to top plate is not included in a floor/area ratio calculation.

Area Schedule (F.A.R.) (PLANS)		
Name	Level	Area
Building A	<varies>	14807 SF
Building B	<varies>	5393 SF
Building C	<varies>	2127 SF
Building D	<varies>	2127 SF
Building E	<varies>	2127 SF
Building F	<varies>	2127 SF
Totals		28708 SF

ALLOWABLE DENSITY:

LOT AREA: = 30,947 SF

LOT COVERAGE: R-G ZONE 60% MAXIMUM LOT COVERAGE ALLOWED .6 X 30,947 SF = 18,568 SF

ALLOWABLE DENSITY = 1/1,600 SF PER DWELLING UNIT W/ SUBTERRANEAN PARKING
= 1,600 SF / 30,926 SF = 19 UNITS WITH SUBTERRANEAN PARKING
35% DENSITY BONUS INCREASE = 19 x 1.35 = 25.6 = 26 UNITS

PROVIDED TOTAL LOT COVERAGE = 17,527 SF (56.6%) < 60% COVERAGE = COMPLIES

PROVIDED DENSITY/UNIT MIX:

2 BEDROOM 13
3 BEDROOM 12
PROVIDED 25 UNITS (22 MARKET RATE + 3 VERY LOW INCOME)
15% OF 19 UNITS DEDICATED TO VERY LOW INCOME

DENSITY BONUS (3) INCENTIVES:

- 1) INCREASE IN HEIGHT
- 2) REDUCTION IN OPEN SPACE REQUIREMENTS
- 3) REDUCTION IN REQUIRED SETBACKS (FRONT YARD AND WINDOW TO WINDOW SEPARATION).

BASE HEIGHT = 1 STORY / 20'-0"
DENSITY LIMIT = 2 STORIES / 31'-0"

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1-310-394-4045
info@dfh.com
www.dfh.com

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MINOR SITE PLAN REVIEW
MARCH 16, 2022

ZONING F.A.R. PLANS
AND CALCULATIONS

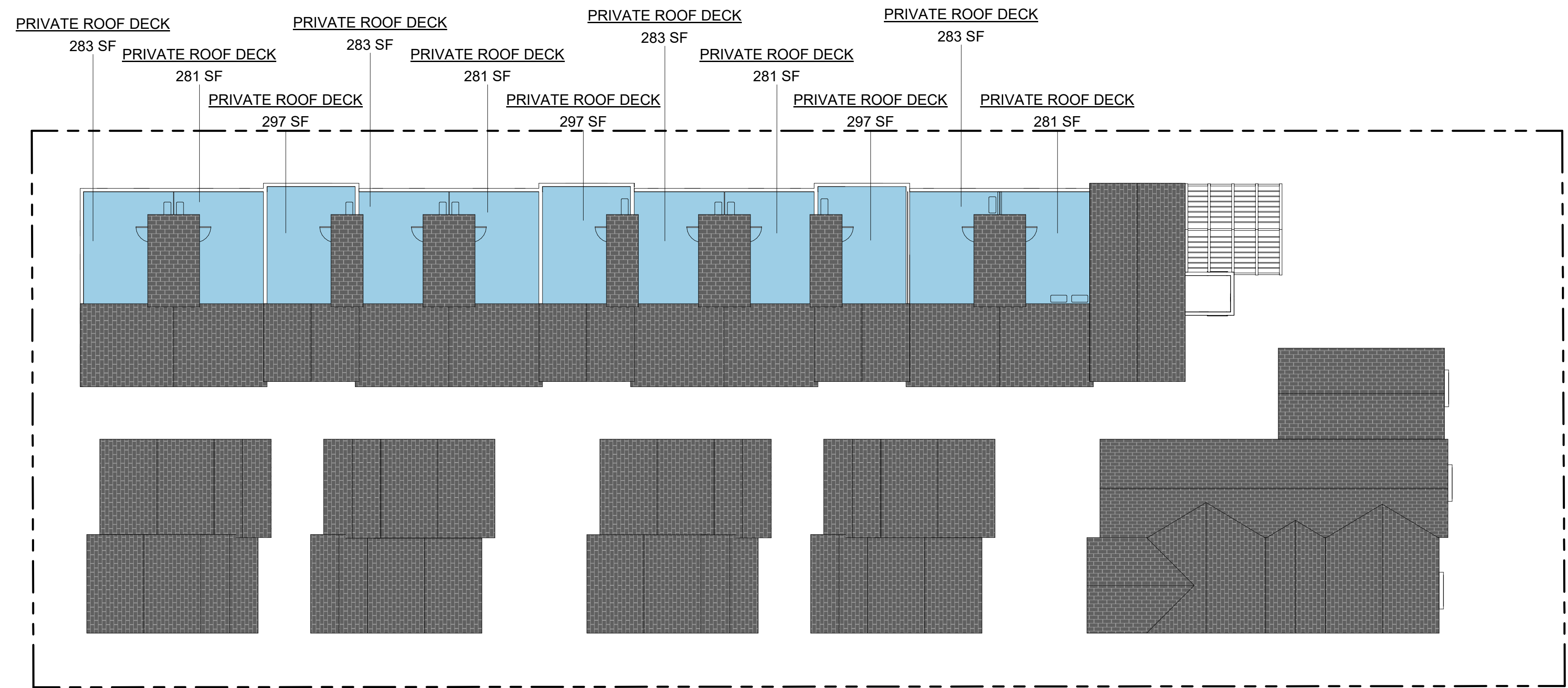


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application

Date: 10/03/18
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By: Author
Project No:
2008
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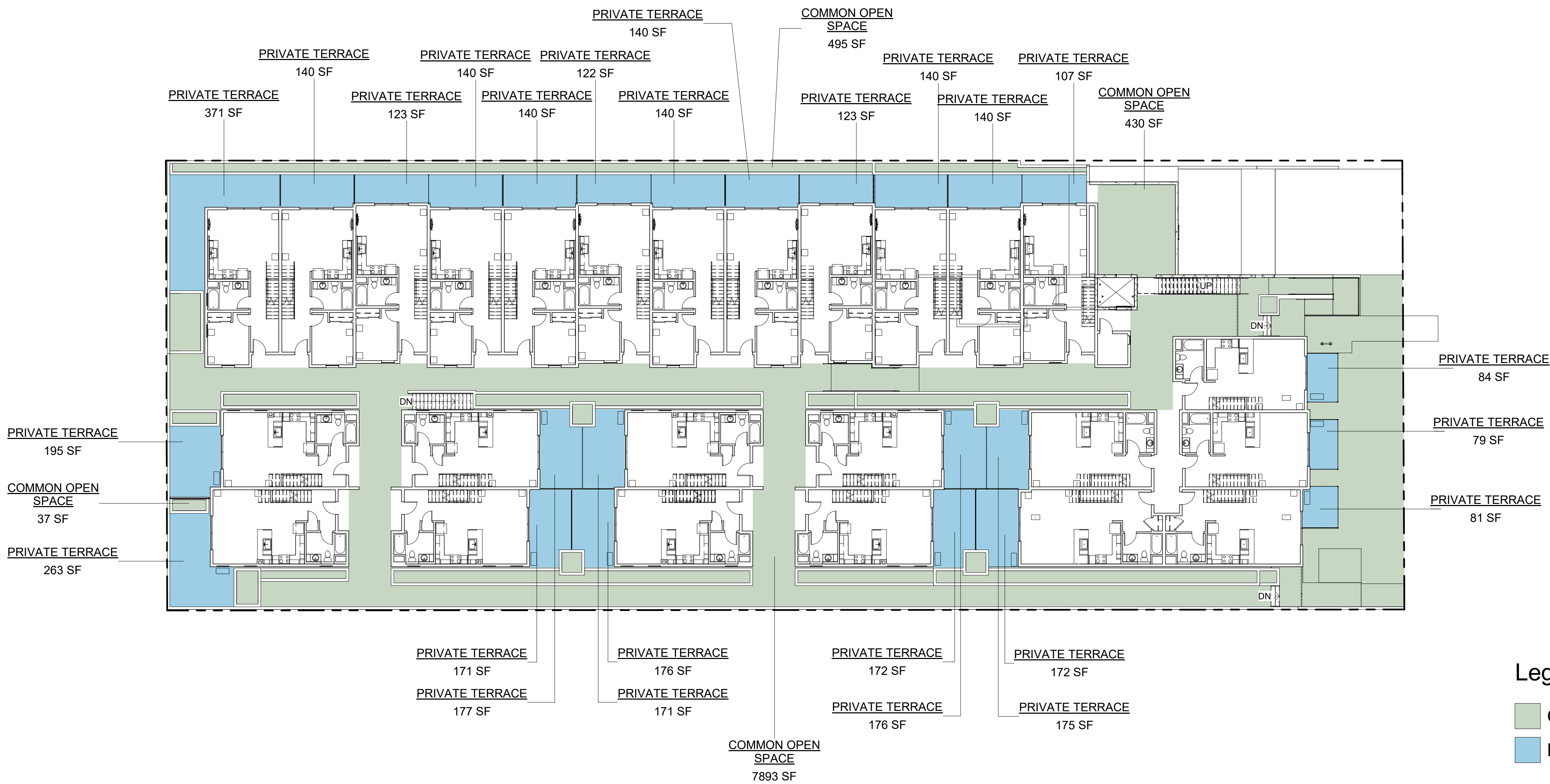
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ROOF LEVEL 3

SCALE: 1/16" = 1'-0"



- Legend
- Common Open Space
 - Private Open Space

1ST FLOOR / GROUND LEVEL 1

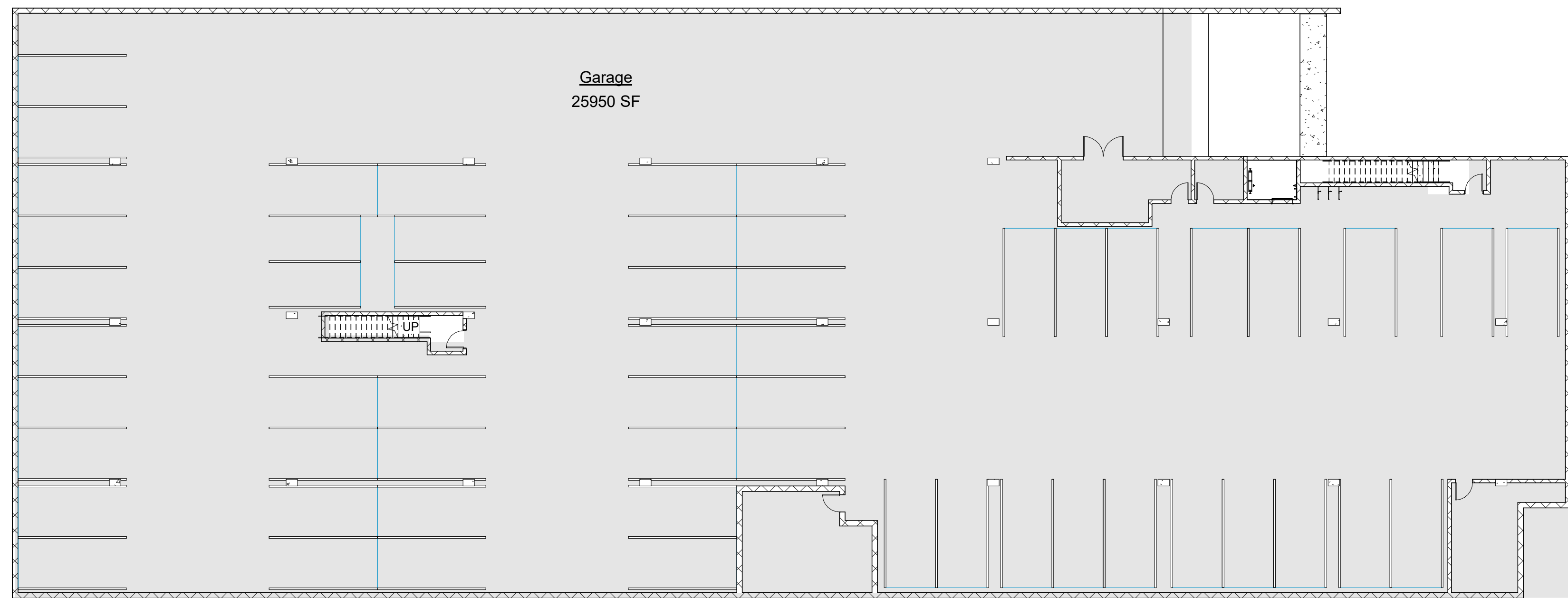
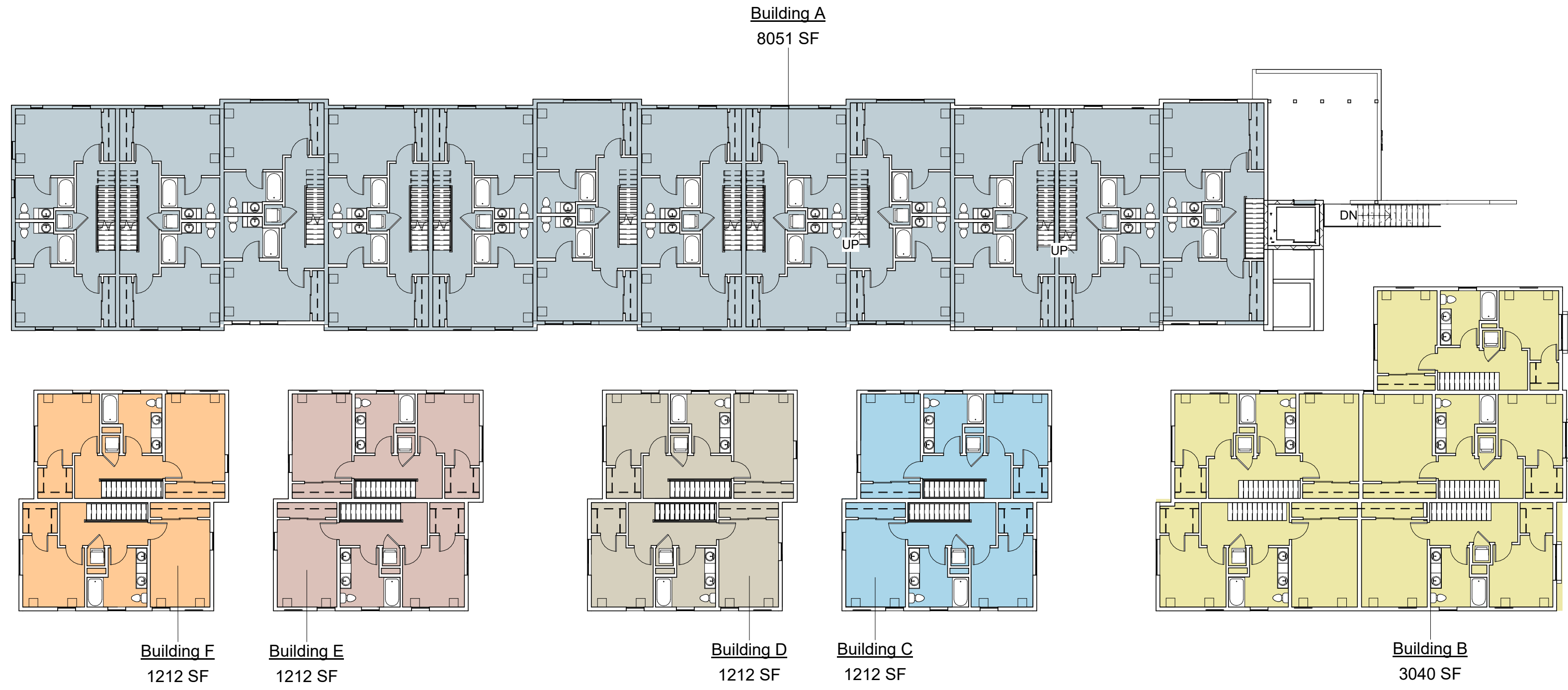
SCALE: 1/16" = 1'-0"

OPEN SPACE

OPEN SPACE REQUIRED
800 SF FOR EACH UNIT 2 BEDROOM = 13 x 800 = 10,400SF
1000 SF FOR EACH UNIT 3 BEDROOM = 12 x 1000 = 12,000SF
TOTAL REQUIRED OPEN SPACE = 22,400SF
COMMON AND OPEN TO SKY OPEN SPACE PROVIDED: 8,655 SF
PRIVATE OPEN SPACE : 7,065 SF
TOTAL OPEN SPACE PROVIDED = 15,720 SF (22,400 SF REQUIRED)
REQUESTED OPEN SPACE REDUCTION = 30%

Area Schedule (Open Space)	
Name	Area
COMMON OPEN SPACE	8655 SF
PRIVATE ROOF DECK	3147 SF
PRIVATE TERRACE	3918 SF
	15720 SF

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Schema 1 Legend

Garage

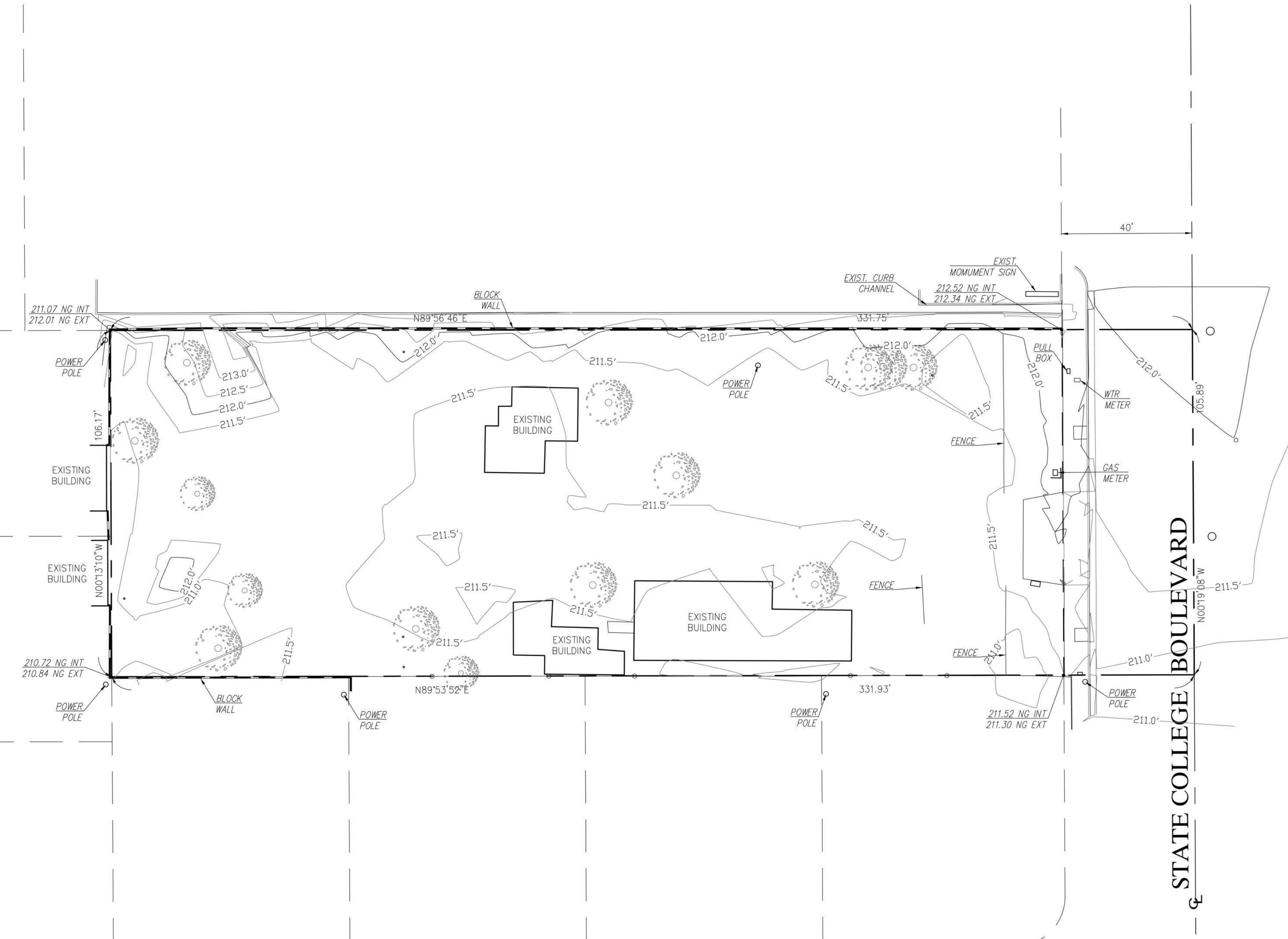
ALLOWABLE BUILDING AREA

Area Schedule (Occupancy Type)		
Name	Construction Type	Area
Building A	TYPE V-A	15954 SF
Building B	TYPE V-A	5895 SF
Building C	TYPE V-A	2376 SF
Building D	TYPE V-A	2376 SF
Building E	TYPE V-A	2376 SF
Building F	TYPE V-A	2376 SF
		31353 SF

Garage	TYPE I - A	25950 SF
TOTAL		57302 SF

Schema 1 Legend


- Building A
- Building B
- Building C
- Building D
- Building E
- Building F

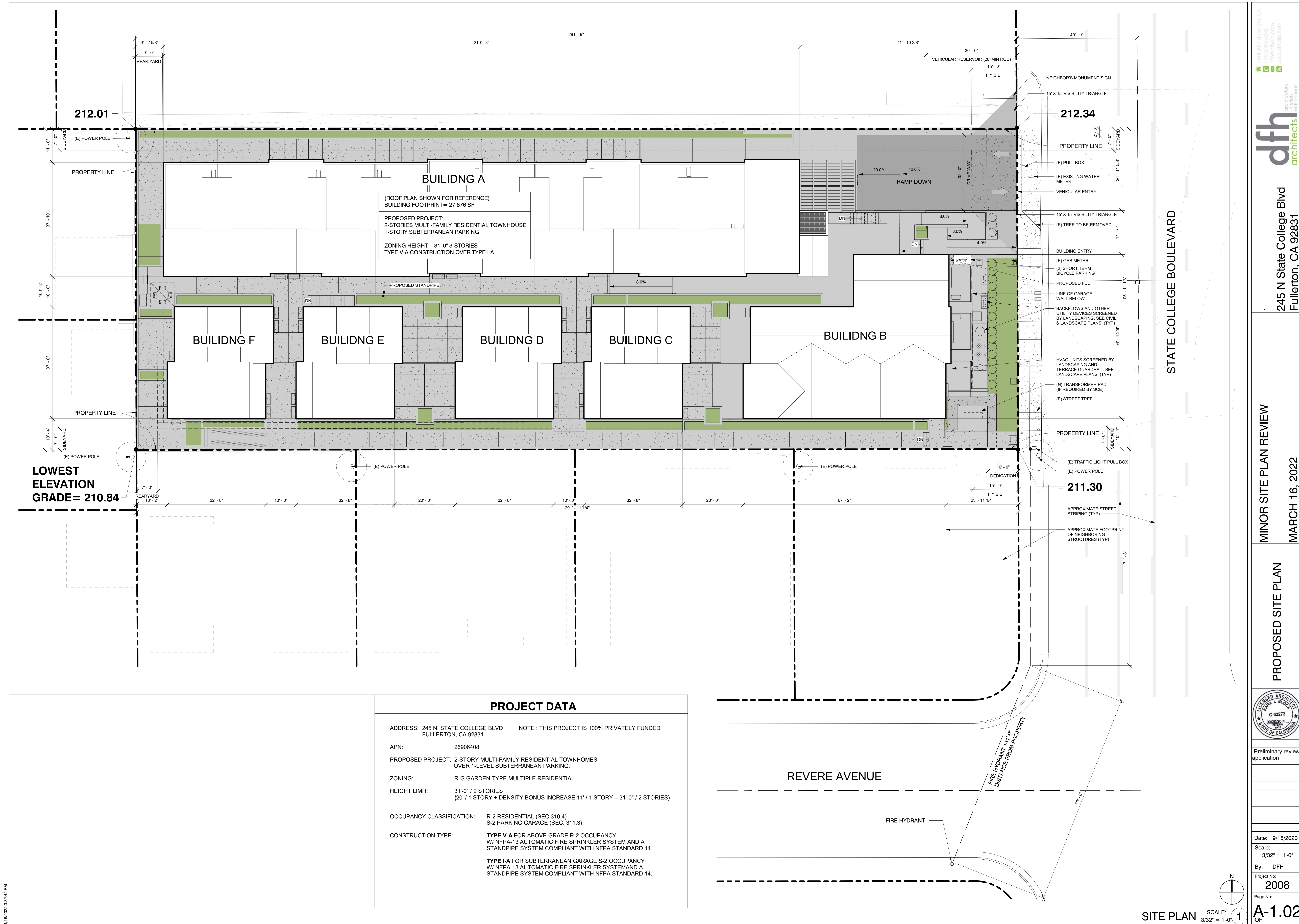


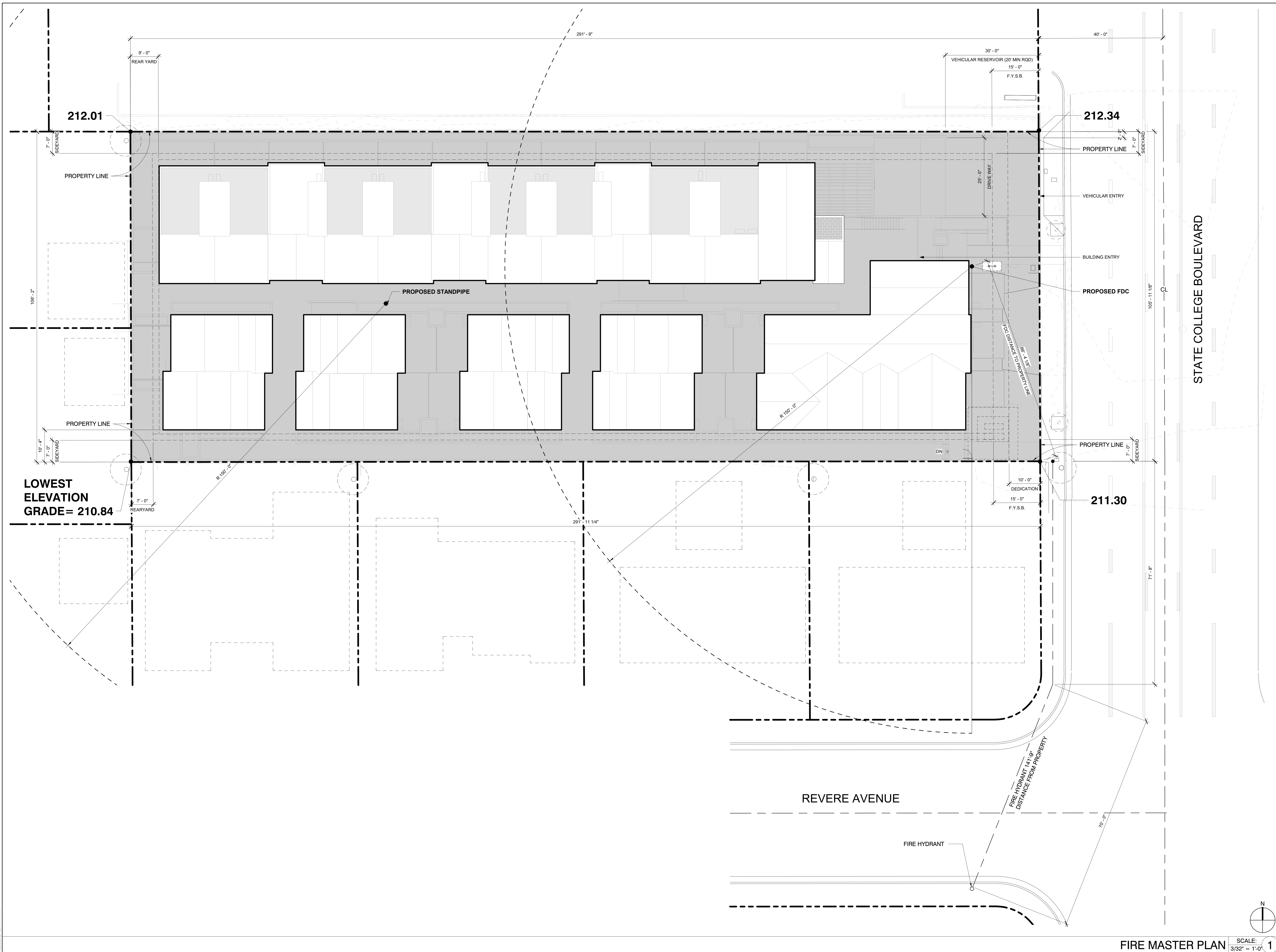
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY THE CENTERLINE OF RESERVATION STREET, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 68, PAGE 47, OF RECORDS OF SURVEY, BEING NORTH 01°29'30" WEST.

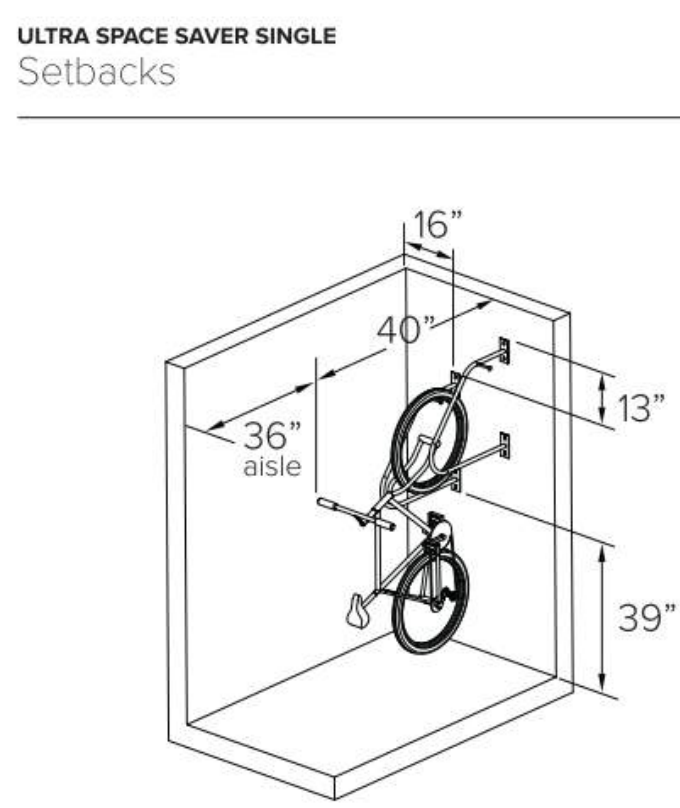
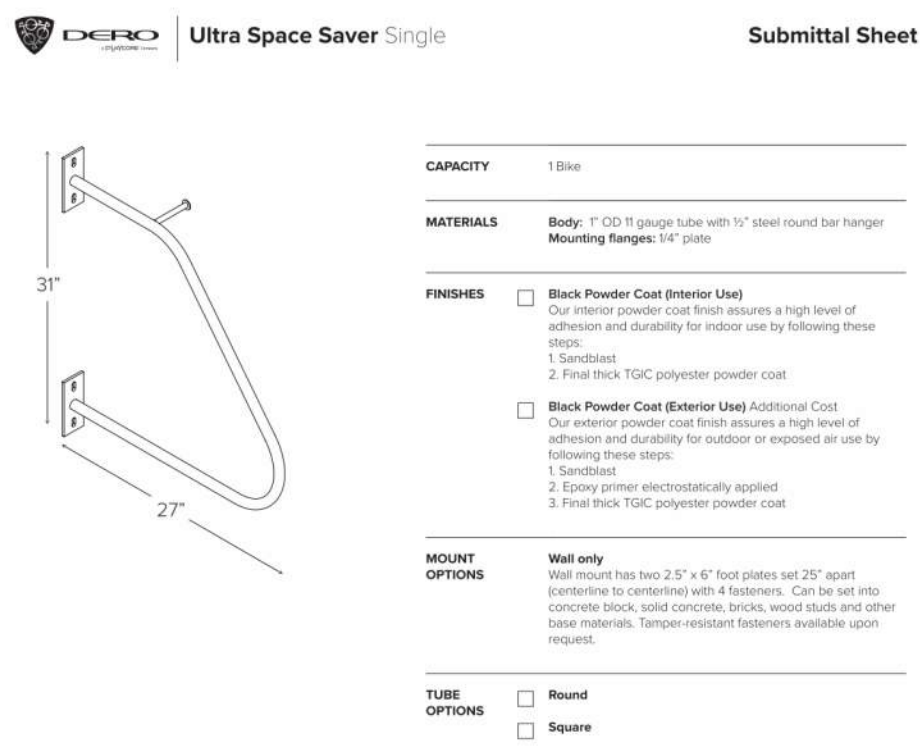
BENCHMARK:
DESIGNATION: 20-36-99
ELEVATION: 218.538
DATE: NAVO 88
QUAD: 2006

DESCRIPTION:
STAIN 3" x 3/4" OCS ALUMINUM BENCHMARK
DISK STAMPED "20-36-99" SET IN THE TOP OF THE SOUTHWEST CORNER OF A 4.5' x 29' CONCRETE CATCH BASIN, MONUMENT IS LOCATED IN THE NORTHEAST PART OF THE INTERSECTION OF STATE COLLEGE BOULEVARD AND CHAPMAN AVENUE, 120' NORTH OF THE CENTERLINE OF CHAPMAN AVENUE, 43' EAST OF THE CENTERLINE OF STATE COLLEGE BOULEVARD.

SHEET OF	1	SCALE: 1" = 20'	TOPOGRAPHIC SURVEY		 PUMP ENGINEERING, INC. CONSULTING ENGINEERS IN STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, SURVEYING, AND ARCHITECTURAL 914 E. KATELLA AVENUE ANAHEIM, CALIFORNIA 92805 (714) 385-1835 FAX (714) 385-1834	REVISIONS:
FILE NO.	2011018	DATE: 12/08/2020	STATE COLLEGE TOWNHOMES 245 STATE COLLEGE BLVD. FULLERTON, CA 92631			
		DRAWN BY: GSM	PREPARED FOR: GEOTECH DEVELOPMENT CORPORATION			
		CHKD BY:				







PARKING CALCULATIONS

RESIDENTIAL PARKING SPACES REQUIRED PER DENSITY BONUS:

PARKING SPACES REQUIRED
2 SPACES PER 2-3 BEDROOM = 22 X 2 = 44 SPACES
5 SPACES PER VLI UNITS = 3 X 5 = 15 SPACES
TOTAL REQUIRED = 46 SPACES

RESIDENTIAL PARKING SPACES PROVIDED (ASSIGNED):

STANDARD = 49
ACCESSIBLE = 2% OF 56 = 2 ADA REQUIRED + 1 EV ADA VAN
COMPACT = 4
TOTAL PARKING PROVIDED = 56
GUEST PARKING PROVIDED = 6 SPACES

ELECTRIC VEHICLE:
10% OF REQ'D RESIDENTIAL STALLS = 10% (56) = 5.6 (6 STALLS)

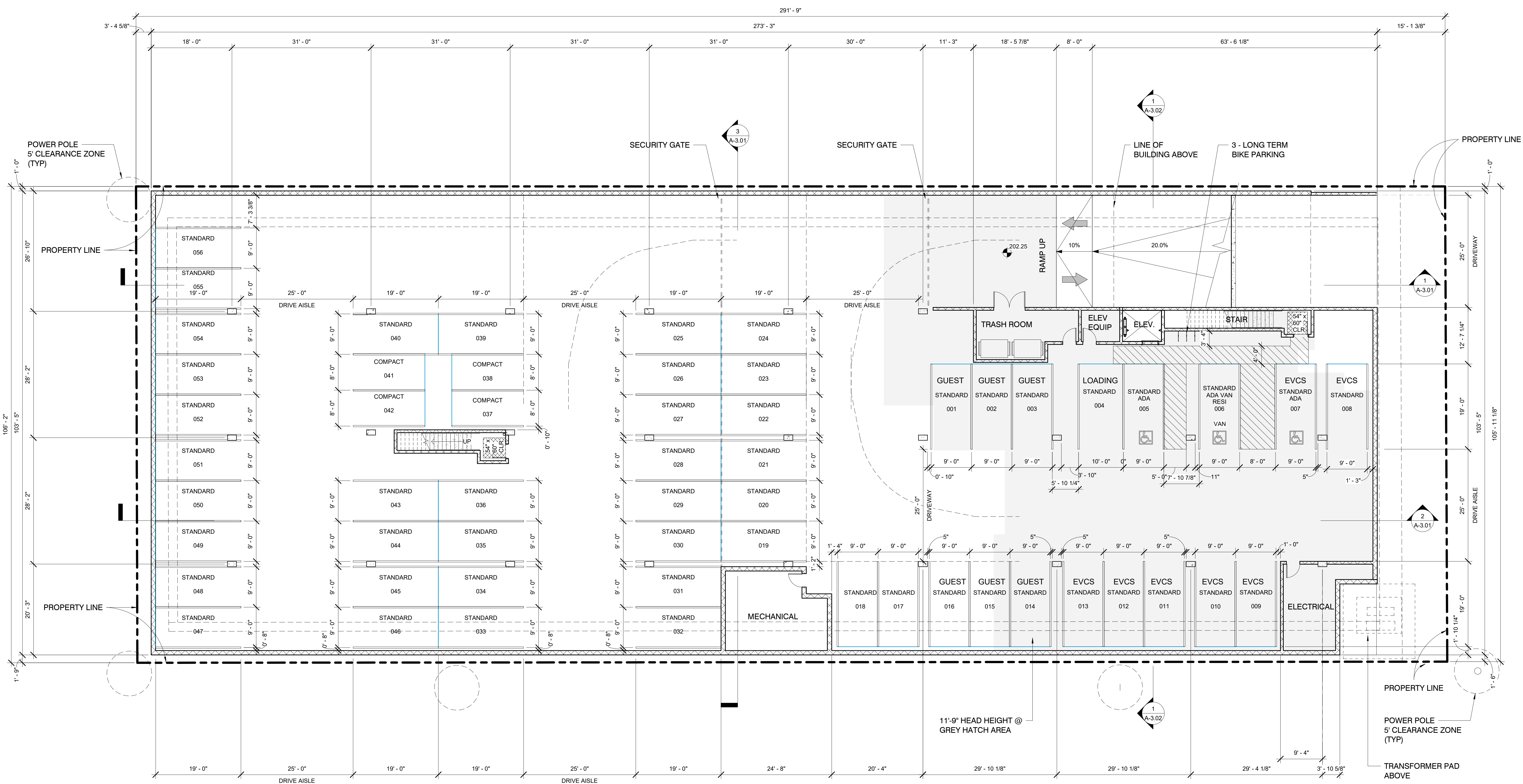
BICYCLE PARKING REQUIRED/PROVIDED
PER CGBSC 5.106.4.1 BICYCLE PARKING

LONG TERM 56 X .05 = 2.8 = 3 REQUIRED BICYCLE PARKING SPACES
(MIN 5% OF VEHICLE PARKING)

SHORT TERM 0 X .05 = 0 (MIN (1) 2-BIKE RACK REQUIRED PER CODE)

BIKE RACK DETAIL SCALE: 1" = 1'-0" 3

BIKE RACK SCALE: 1" = 1'-0" 2

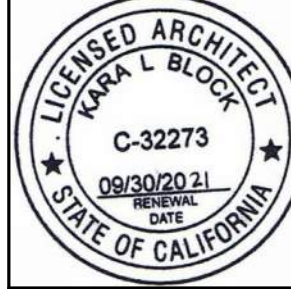


BASEMENT LEVEL SCALE: 1" = 10'-0" 1

MINOR SITE PLAN REVIEW

MARCH 16, 2022

BASEMENT LEVEL

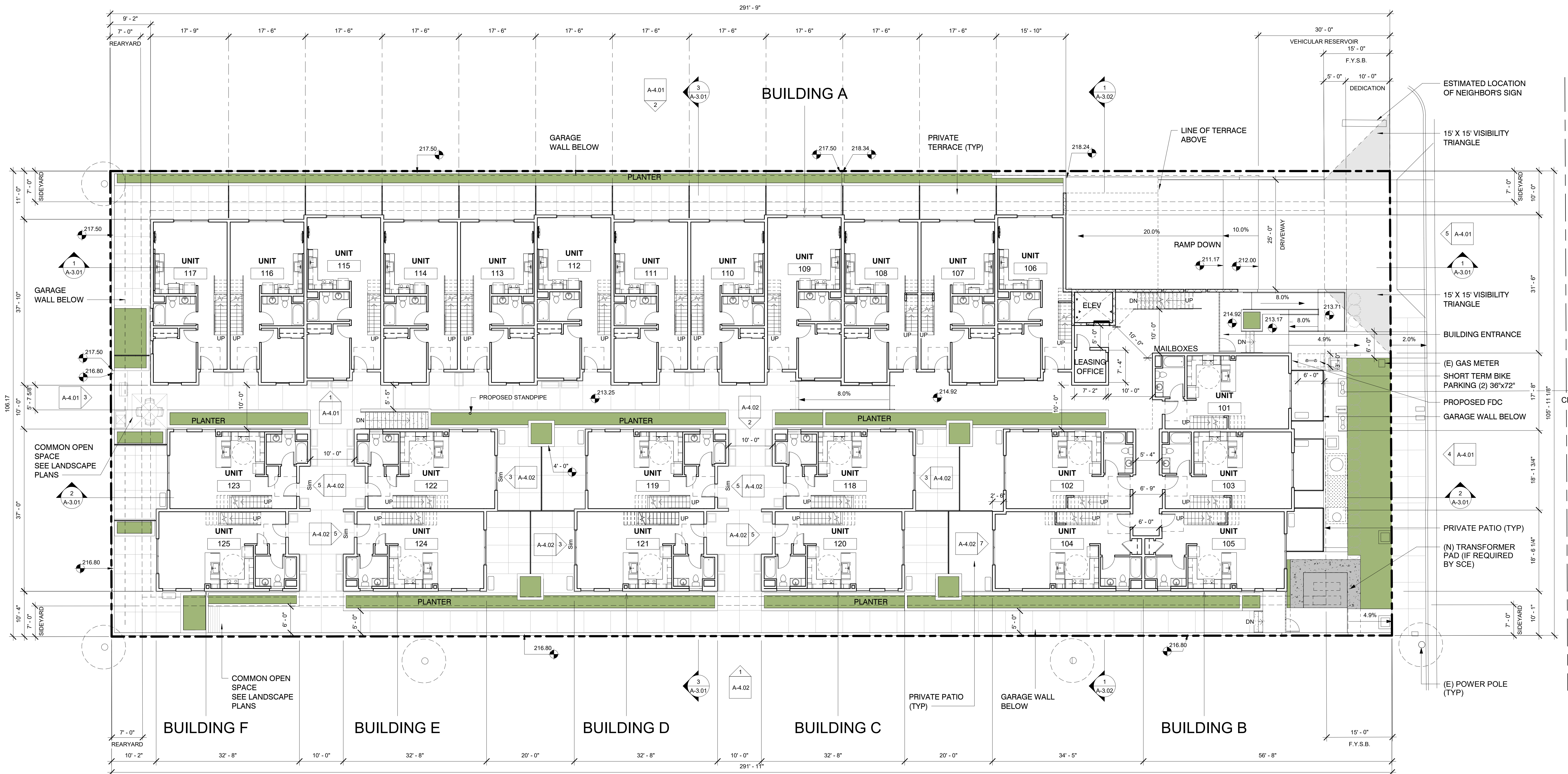


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By: Author
Project No: 2008
Page No:

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1ST FLOOR / GROUND LEVEL

SCALE: 1" = 10'-0"

1

A-2.02

Page No:

Project No:

By: Author

Scale:

Date: 10/06/18

1" = 10'-0"

Scale:

1" = 10'-0"

Scale:

1" = 10'-0"

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1" = 10'-0"

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MINOR SITE PLAN REVIEW
MARCH 16, 2022

1ST FLOOR / GROUND
LEVEL



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Date: 10/06/18

Scale:

1" = 10'-0"

By: Author

Project No:

2008

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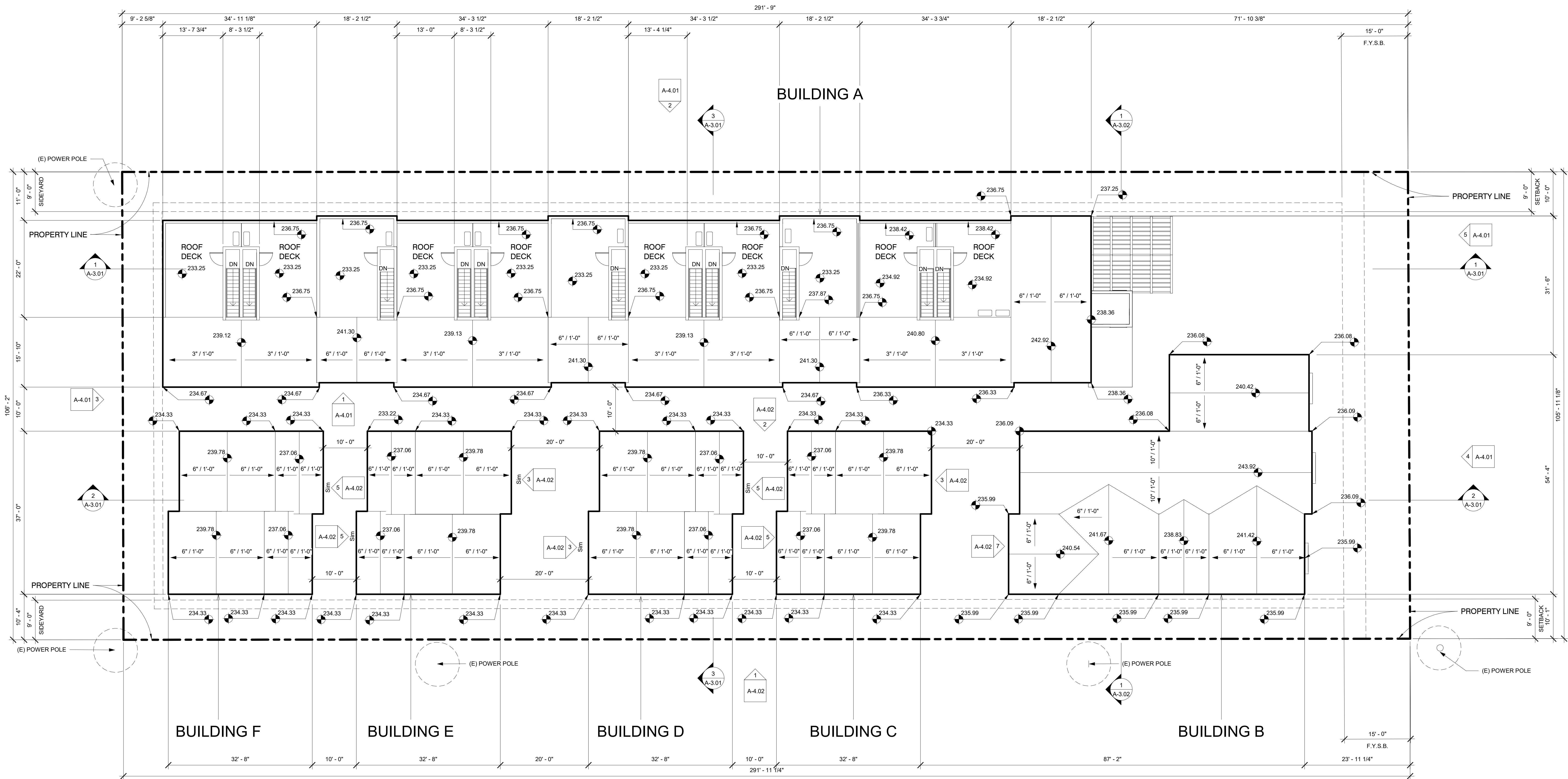
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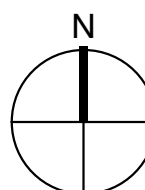
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ROOF LEVEL

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Date: 10/03/18
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By: Author
Project No: 2008
Page No:



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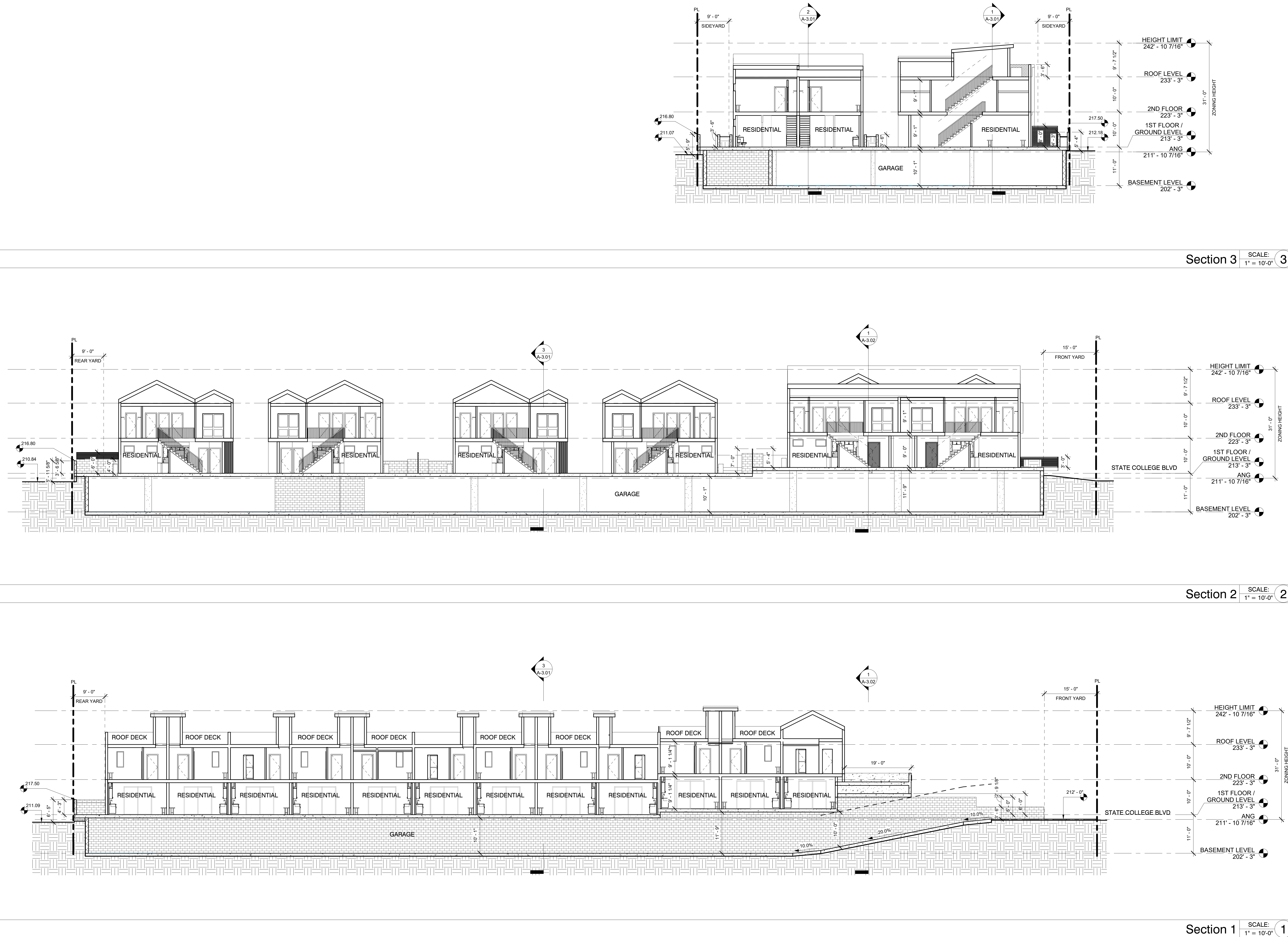
MINOR SITE PLAN REVIEW

MARCH 16, 2022

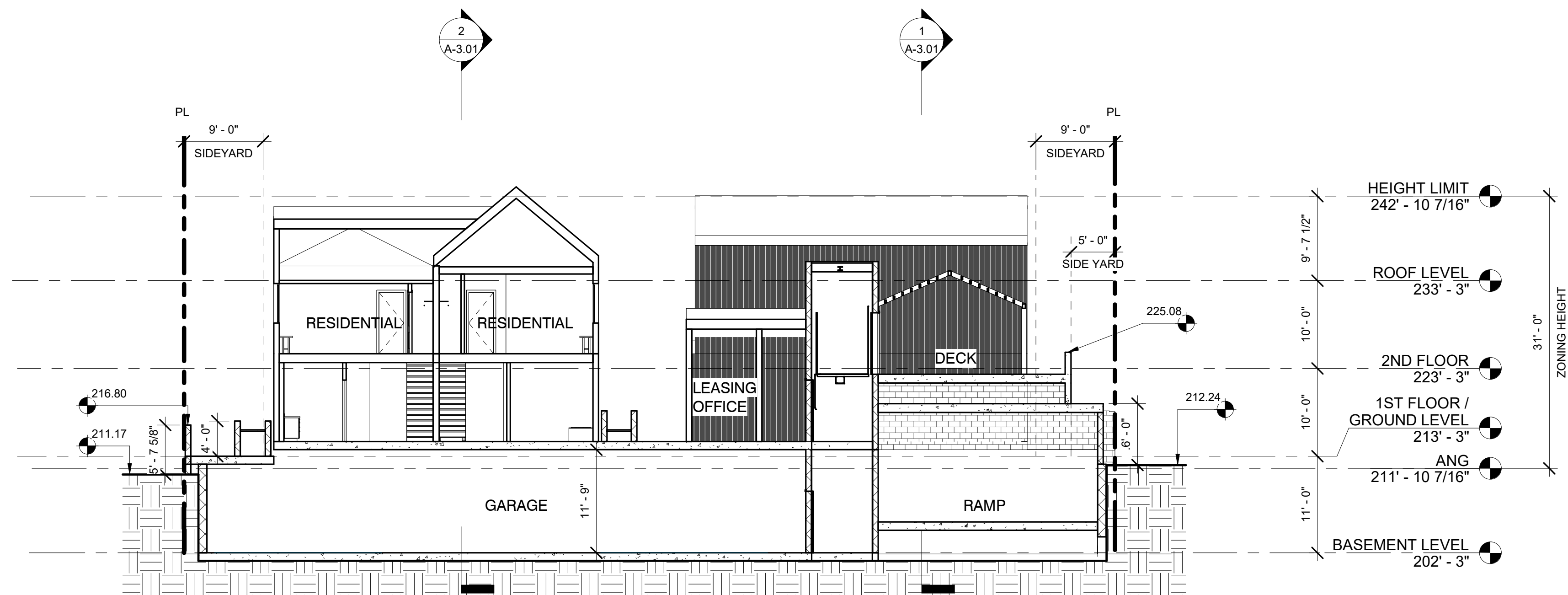
ROOF LEVEL

245 N State College Blvd
Fullerton, CA 92831

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Section 4

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OF



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application

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2008
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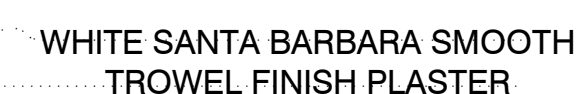
BUILDING SECTIONS

MINOR SITE PLAN REVIEW
MARCH 16, 2022

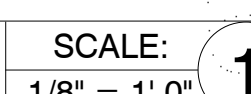
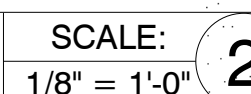
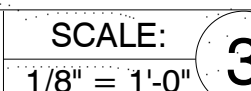
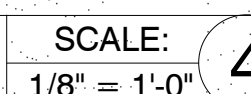
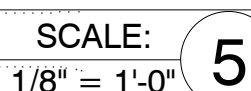
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1544 20th Street S4, CA
1-310-394-4045
info@dfhaa.com
www.dfhaa.com

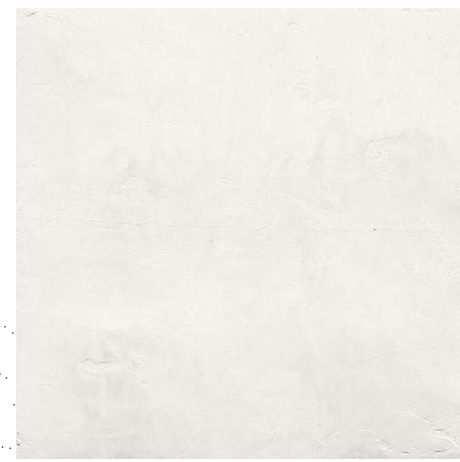


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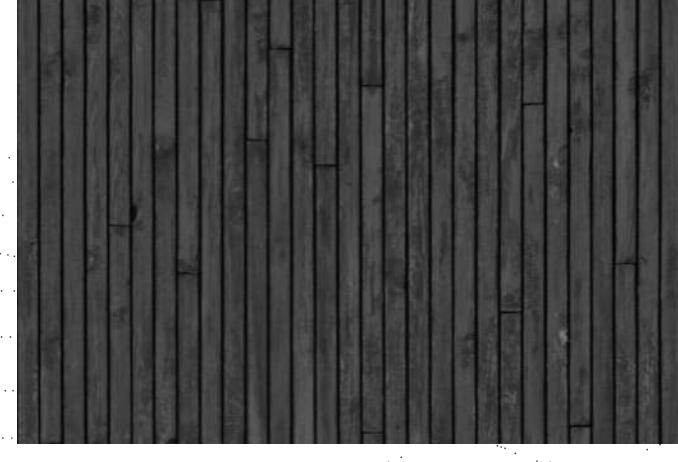
BOARDFORM CONCRETE



WHITE SANTA BARBARA SMOOTH
TROWEL FINISH PLASTER



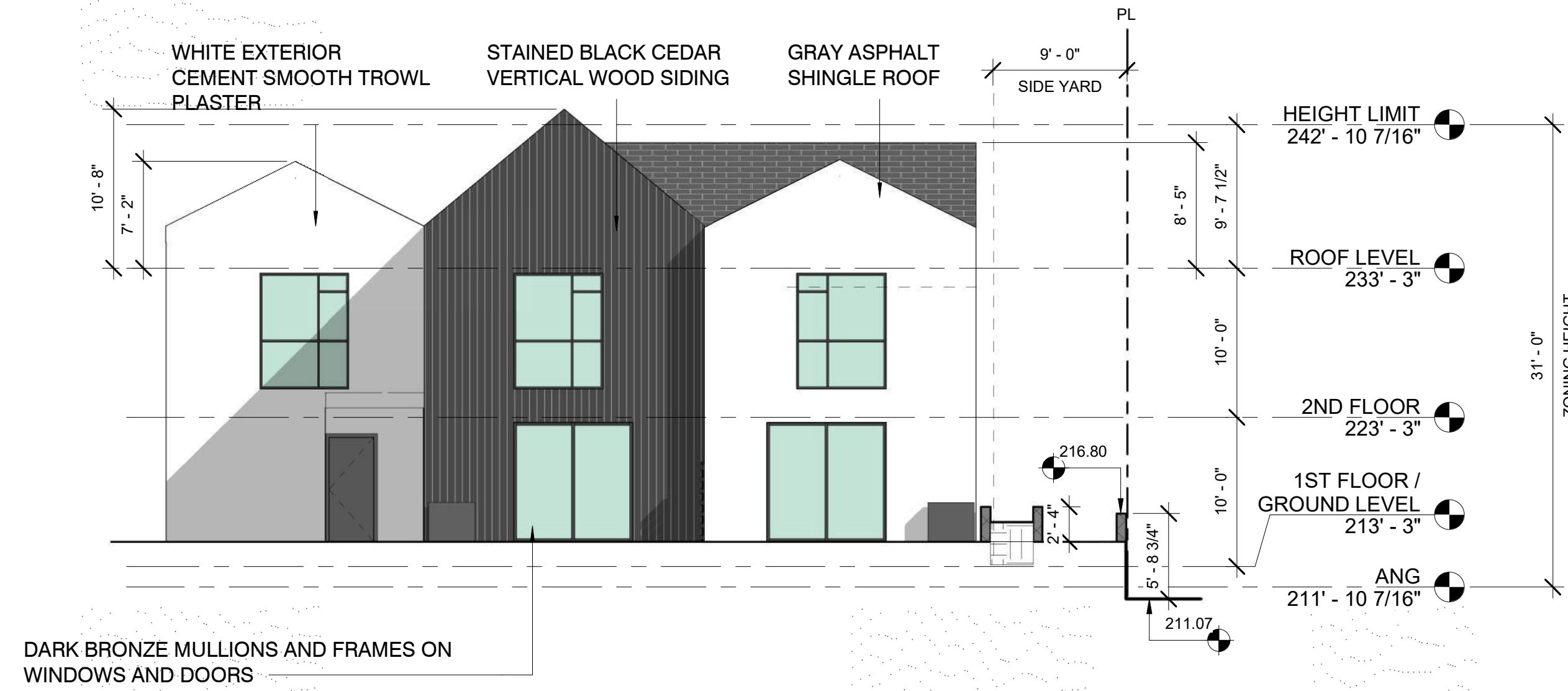
BURNISHED FINISH CMU



STAINED BLACK CEDAR VERTICAL
WOOD SIDING

EXTERIOR MATERIAL

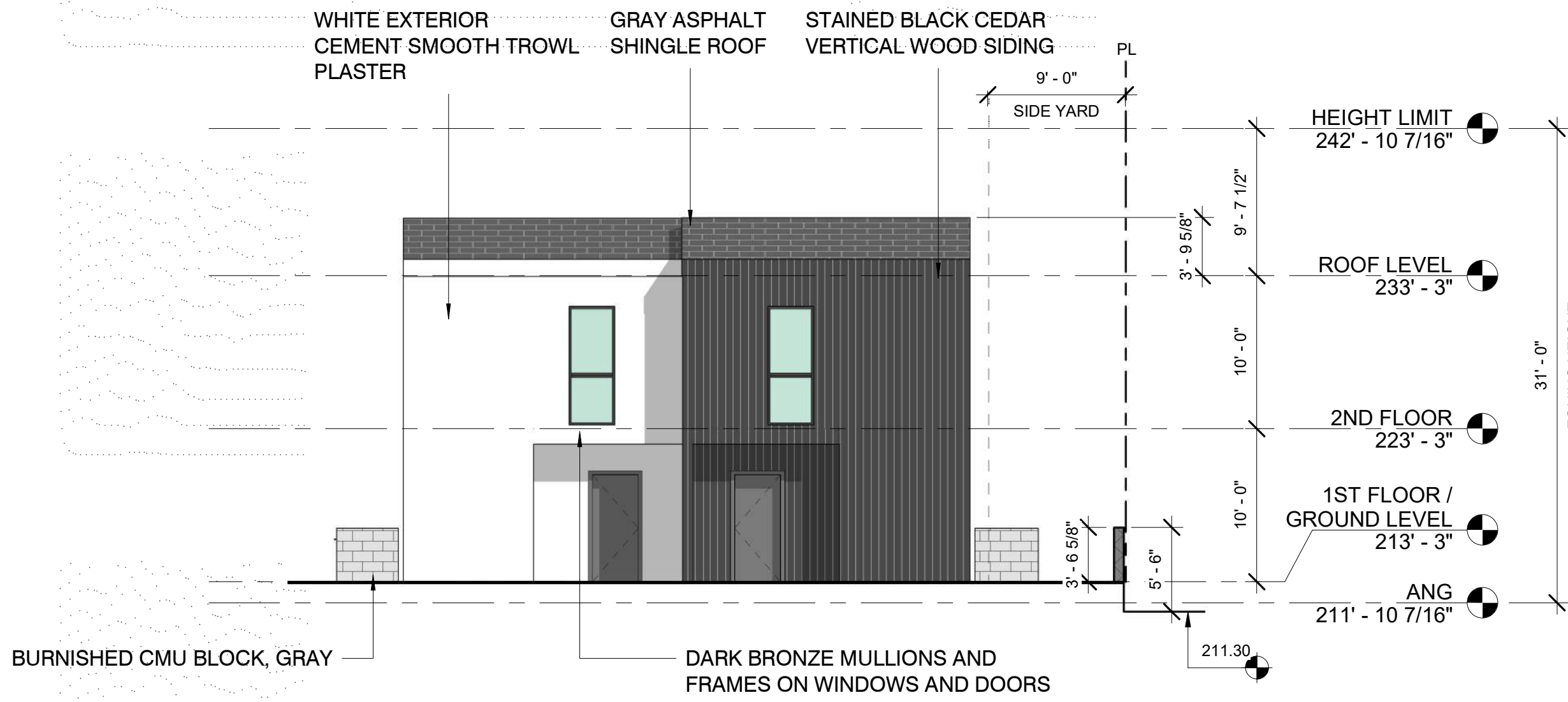
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WEST ELEVATION BLDG. B

SCALE:
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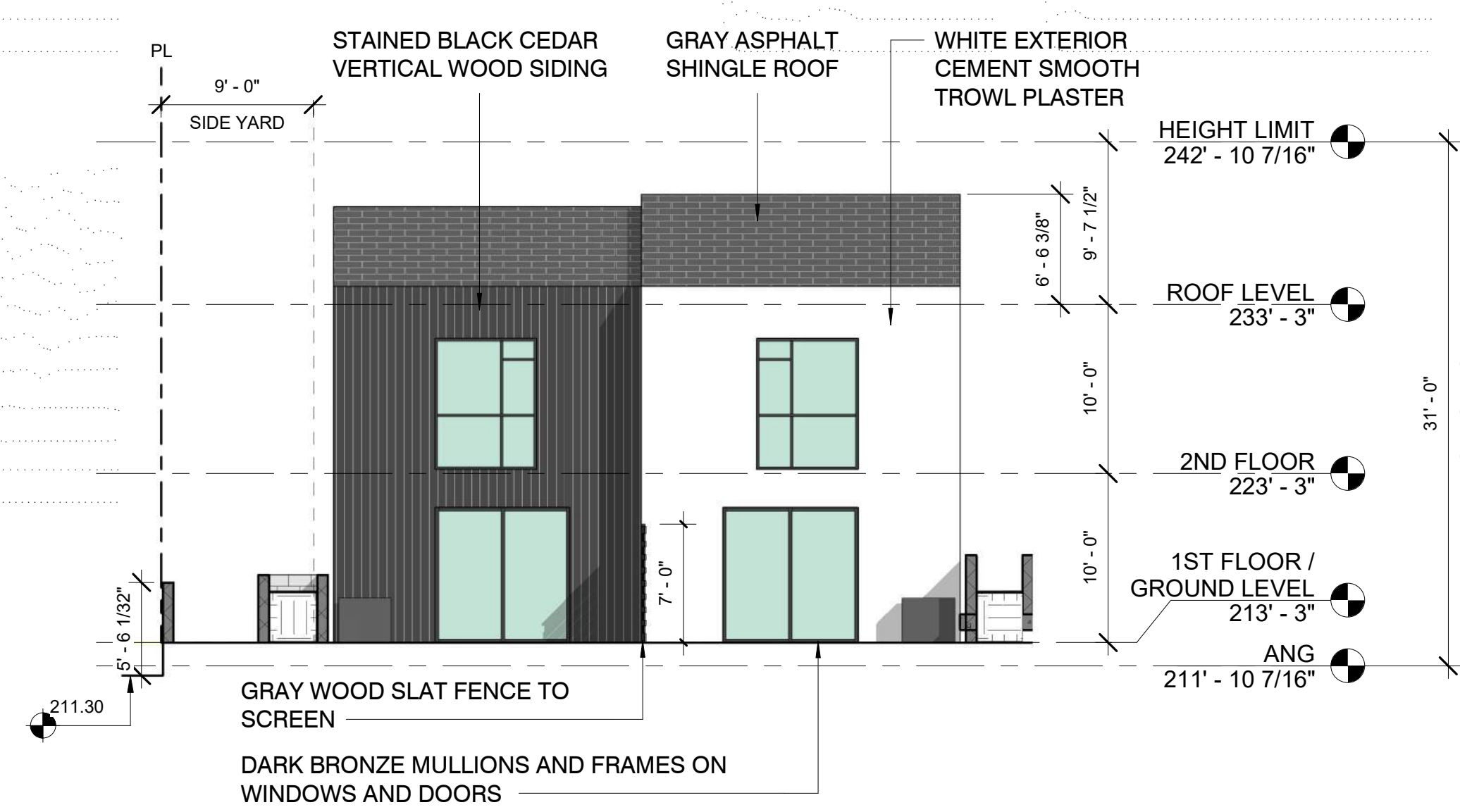
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WEST ELEVATION BLDG. C ,D, E, F

SCALE:
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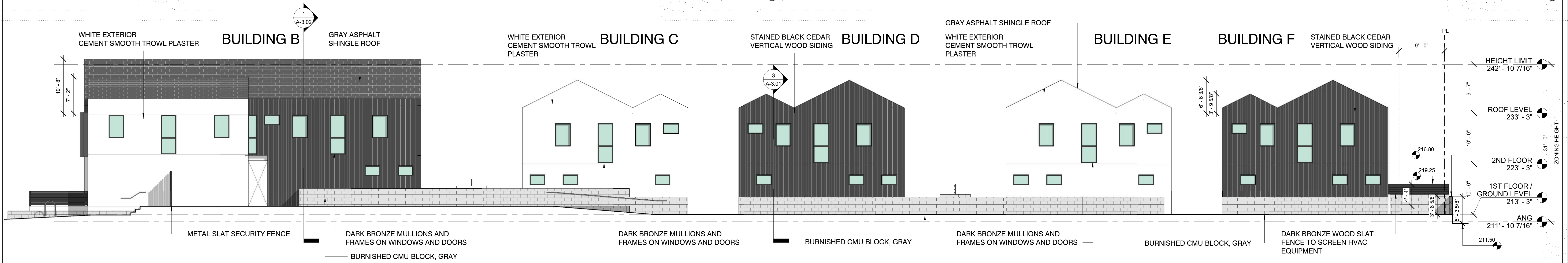
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EAST ELEVATION BLDG. C ,D, E, F

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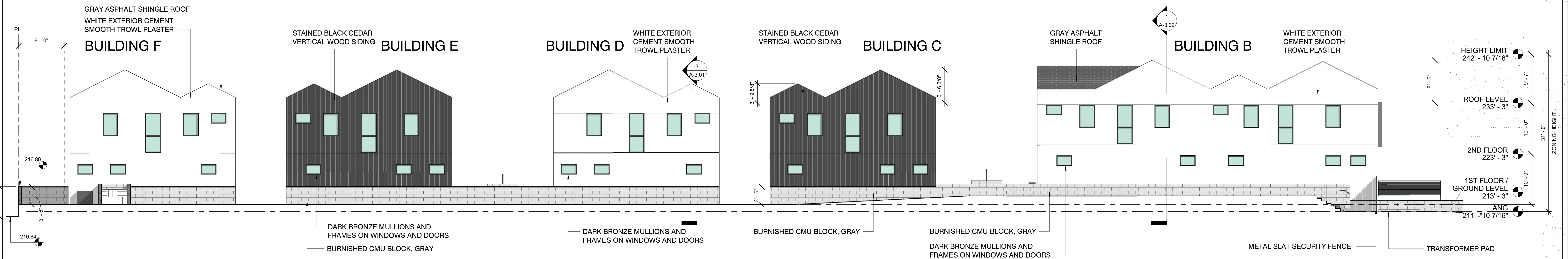
3



NORTH ELEVATION BLDG. B-G

SCALE:
1/8" = 1'-0"

2



SOUTH ELEVATION BLDG B-G

SCALE:
1/8" = 1'-0"

1

1344 20th Street S.W. CA
1-913-394-4045
info@dfha.com
www.dfha.com

dfh
architects
interiors

245 N State College Blvd
Fullerton, CA 92831

MINOR SITE PLAN REVIEW
MARCH 16, 2022

EXTERIOR ELEVATION

LICENSED ARCHITECT
CAROL A. BLOCK
C-32273
06/02/2011
STATE OF CALIFORNIA

Preliminary review
application

Date: 10/06/18
Scale:
As indicated
By: Author
Project No:
2008
Page No:

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OF

WHITE SANTA BARBARA SMOOTH TROWEL FINISH PLASTER



BURNISHED FINISH CMU, GREYSTONE



STAINED BLACK CEDAR VERTICAL WOOD SIDING



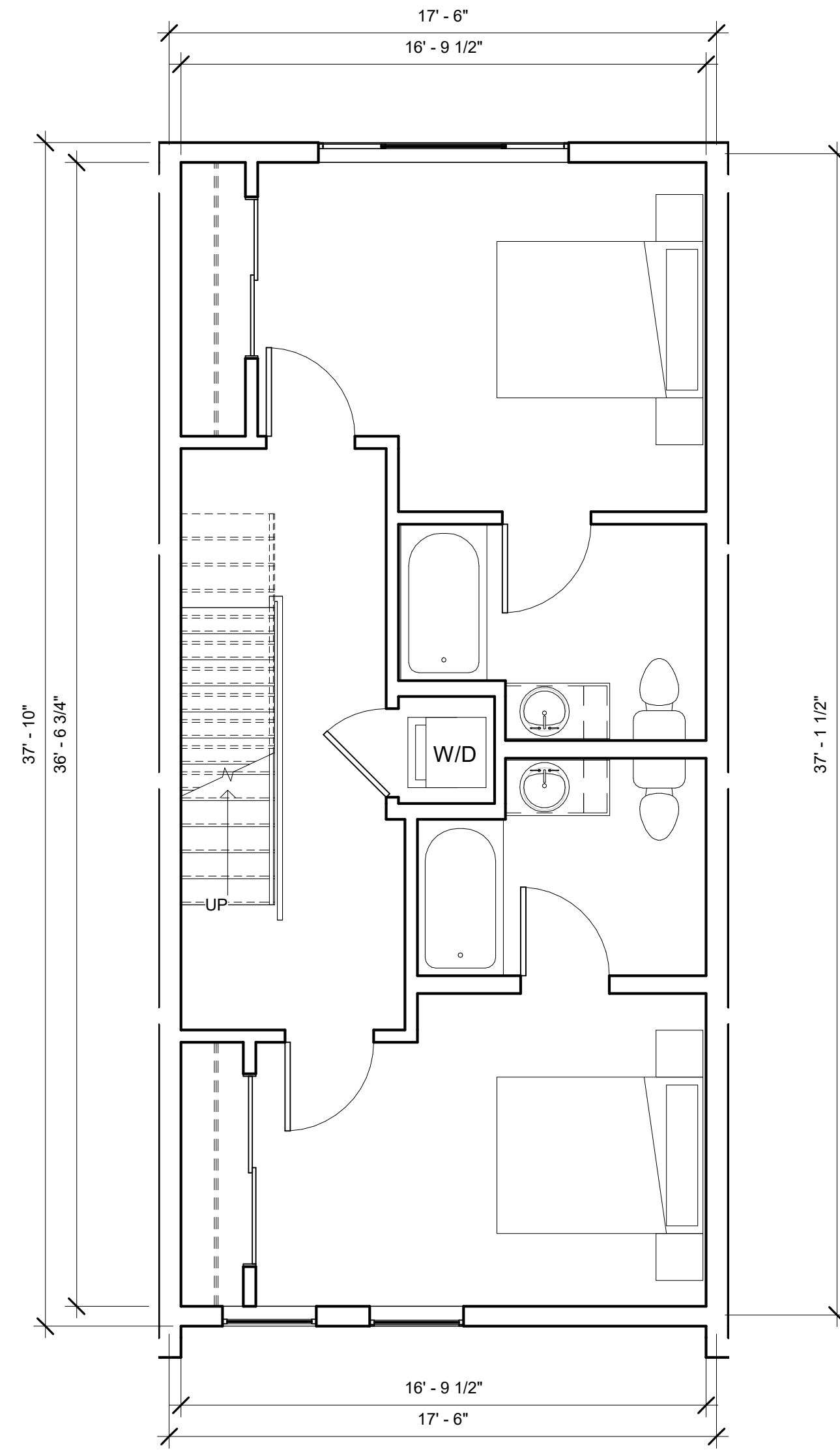
DARK BRONZE



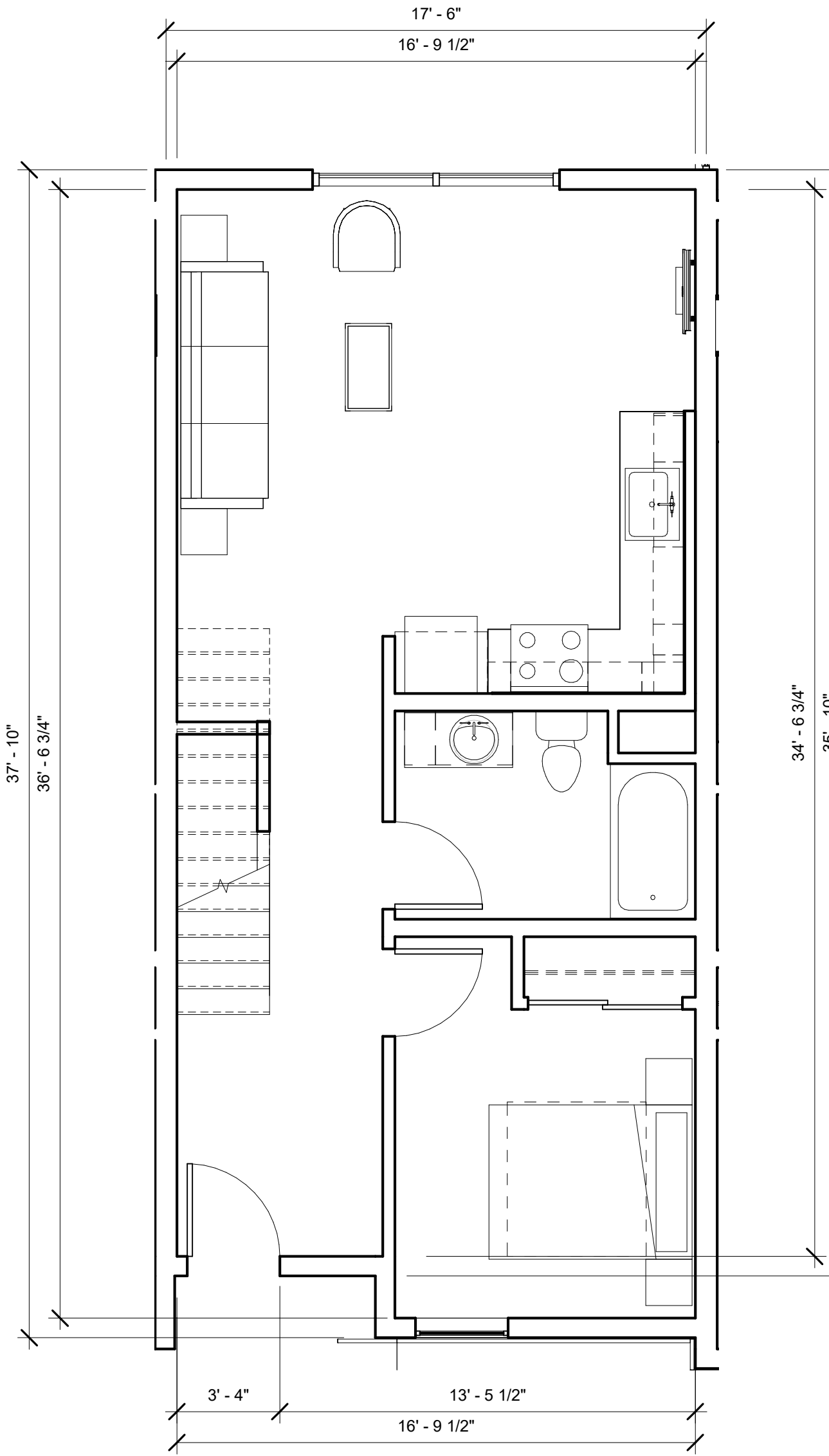
NATURAL STAIN @ TRELLIS, IPE WOOD



BOARDFORM CONCRETE

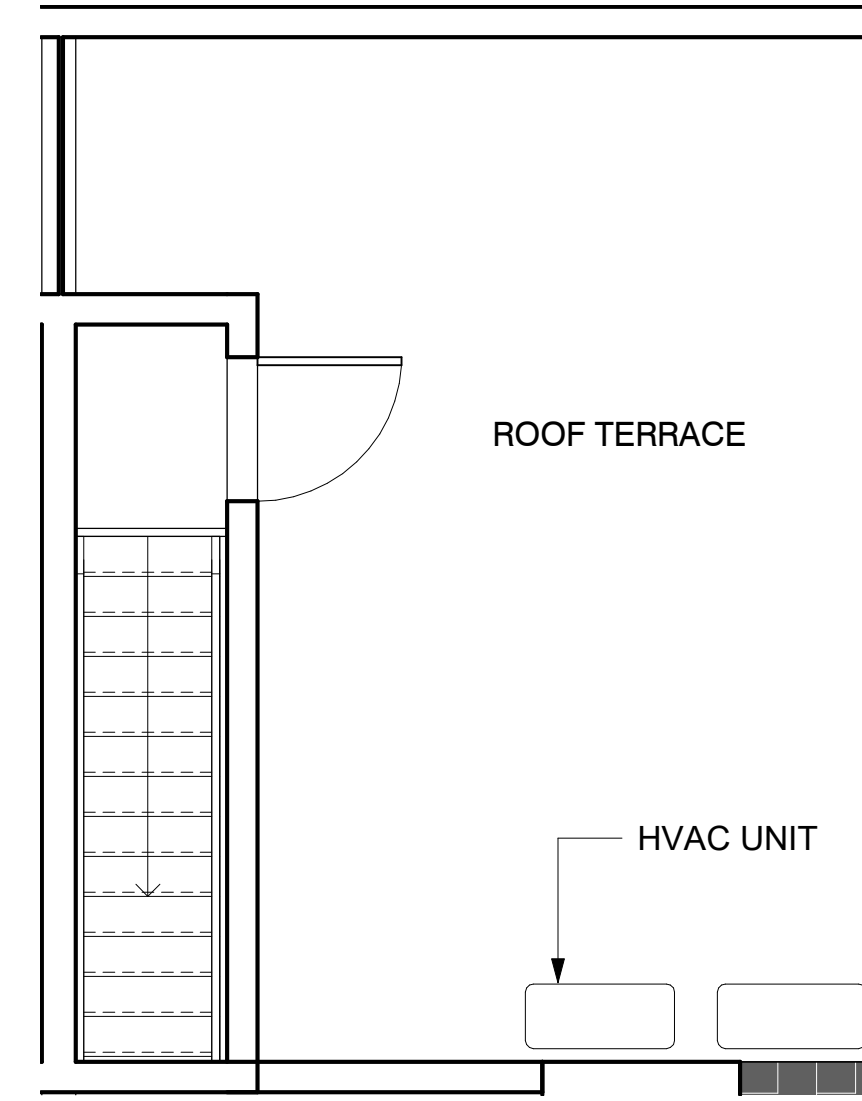


⑤ 3DR - LEVEL 2 - STRAIGHT STAIRS
1/4" = 1'-0"

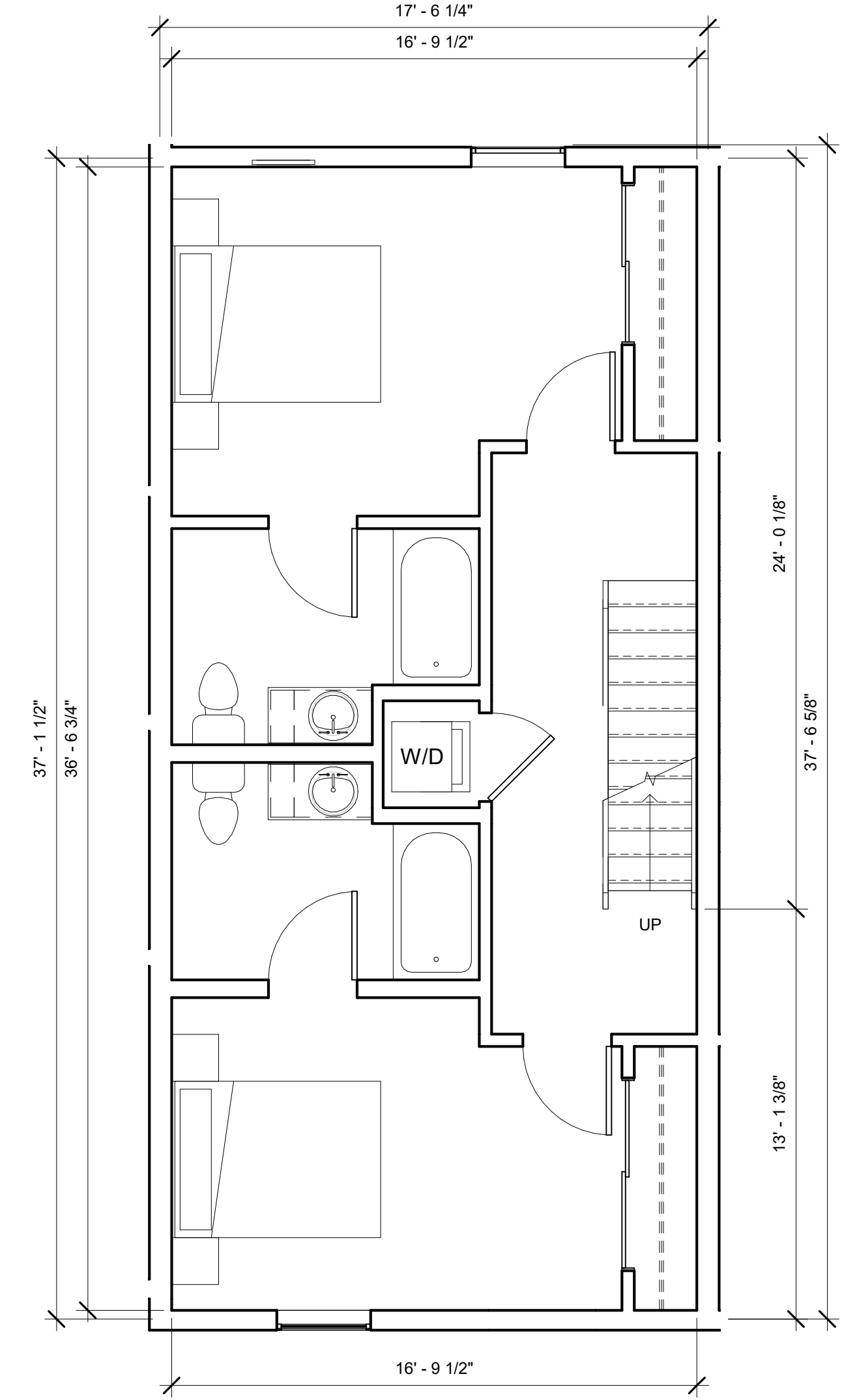


LEVEL 1

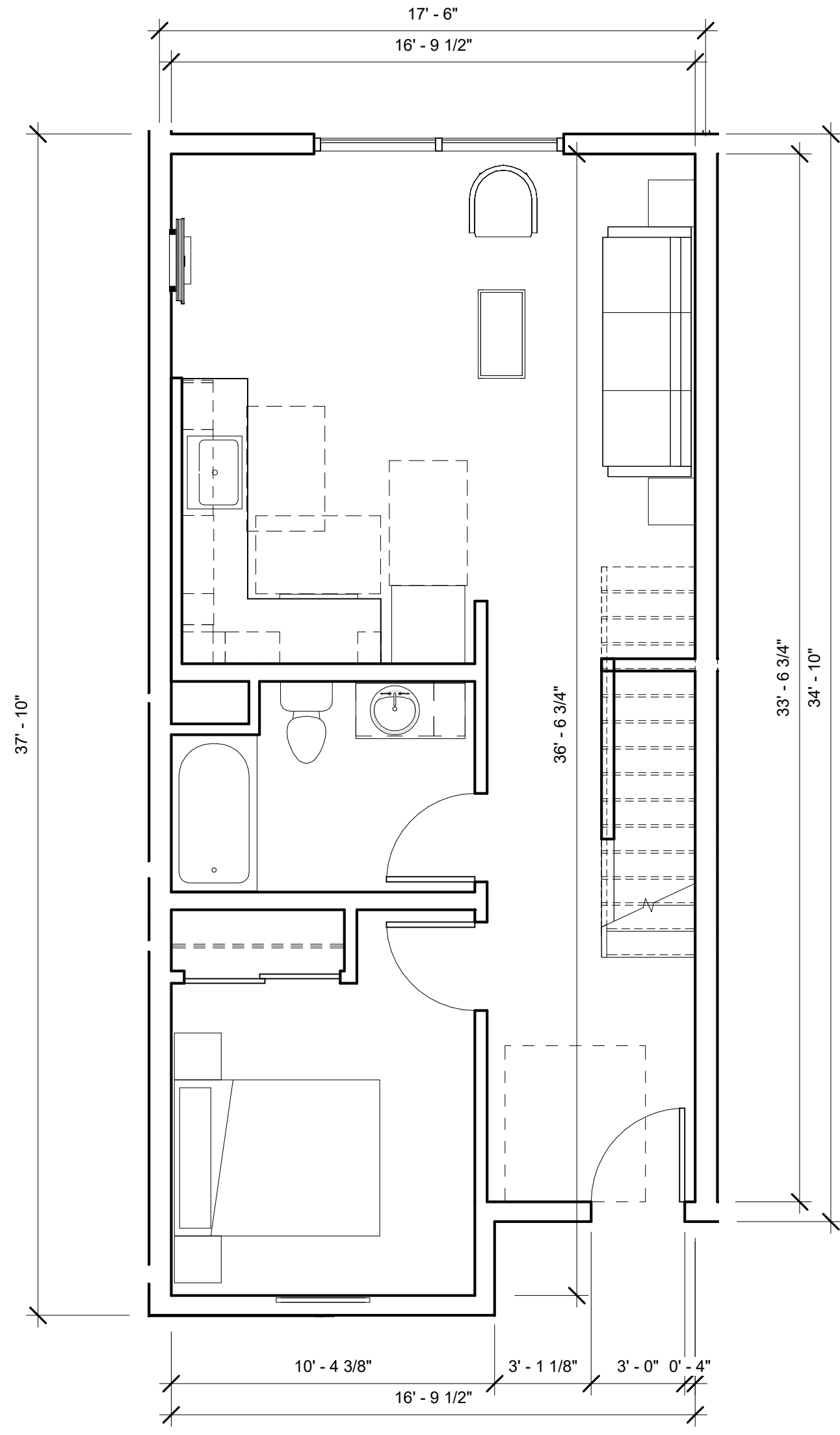
NETRENTABLE AREA:
649 SF + 626 SF = 1,275 SF



③ 3BR - LEVEL3 - STACKED STAIRS
1/4" = 1'-0"



② 3BR - LEVEL2 - STACKED STAIRS
1/4" = 1'-0"



LEVEL 1

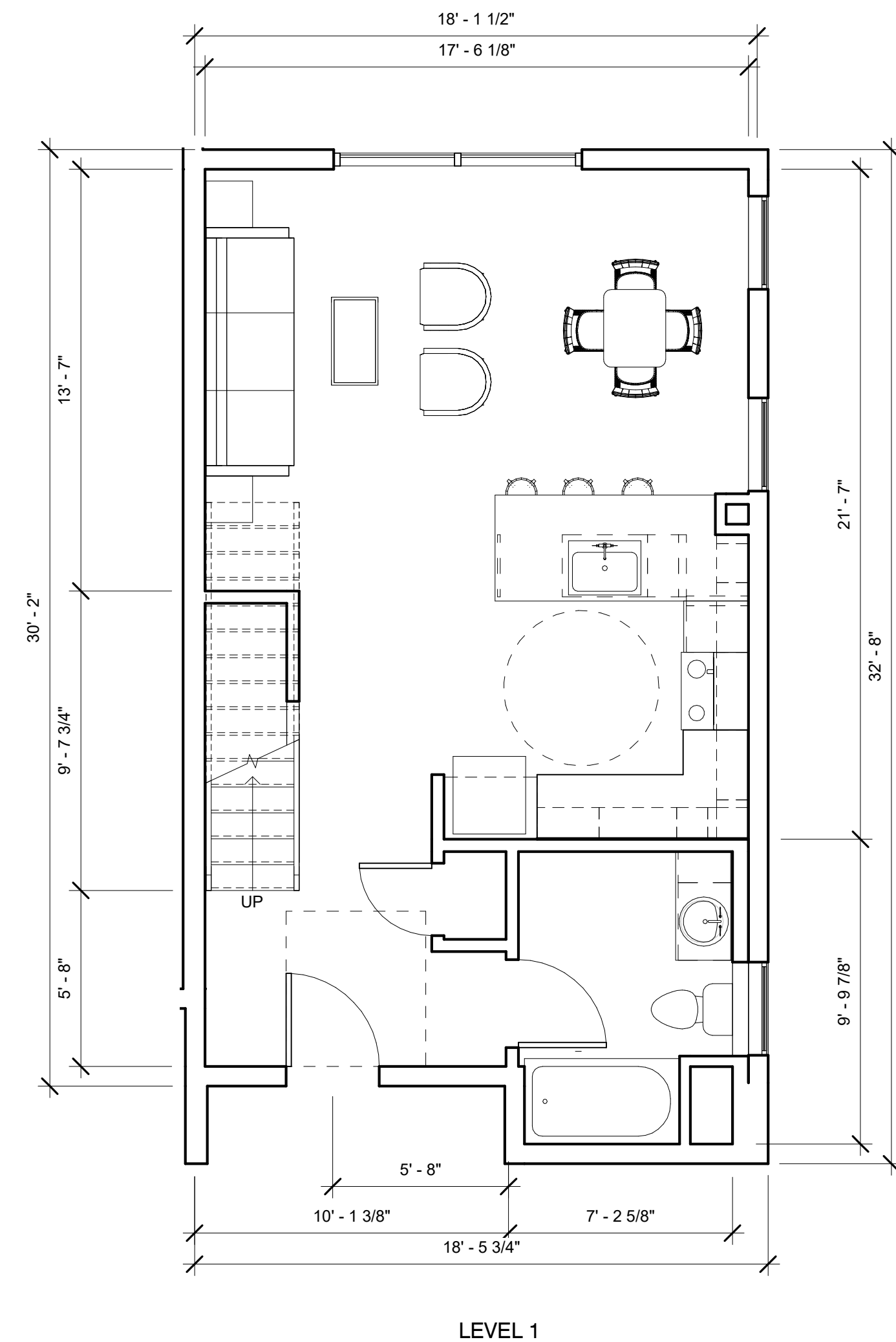
NET AREA:
642 SF + 625 SF = 1,267 SF
+240 SF PRIVATE ROOF DECK



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application

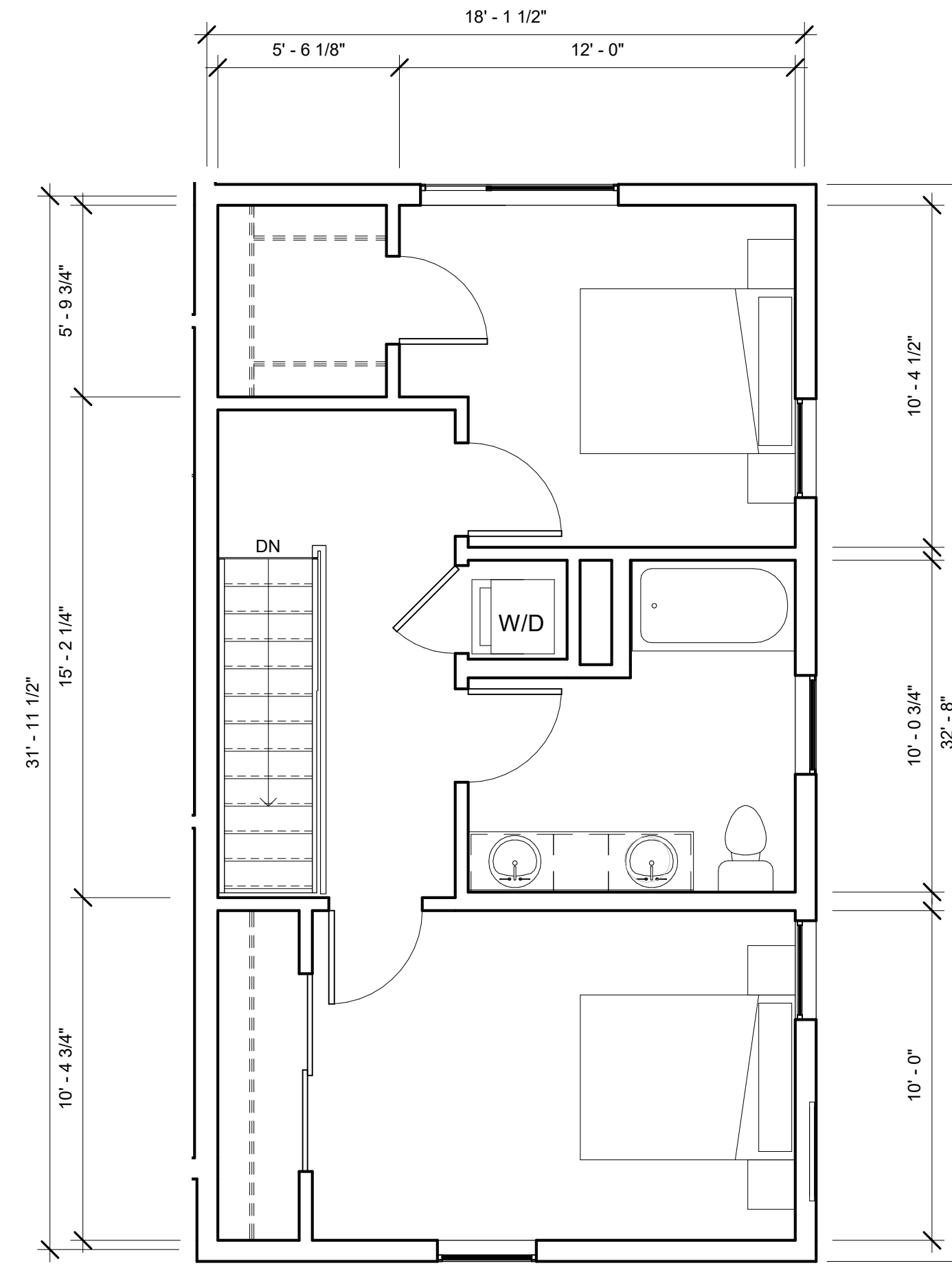
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By: Author
Project No:
2008
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NET AREA:
582 SF + 574 SF = 1,156 SF

② 2 BEDROOM UNIT TYPE A - LEVEL2
1/4" = 1'-0"

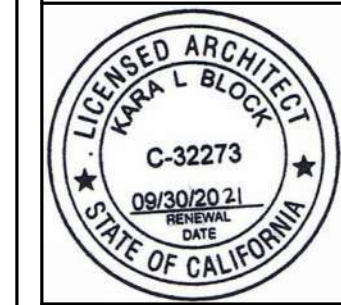


TYPICAL 2 BEDROOM

SCALE:
1/4" = 1'-0"

1

A-5.02
OF



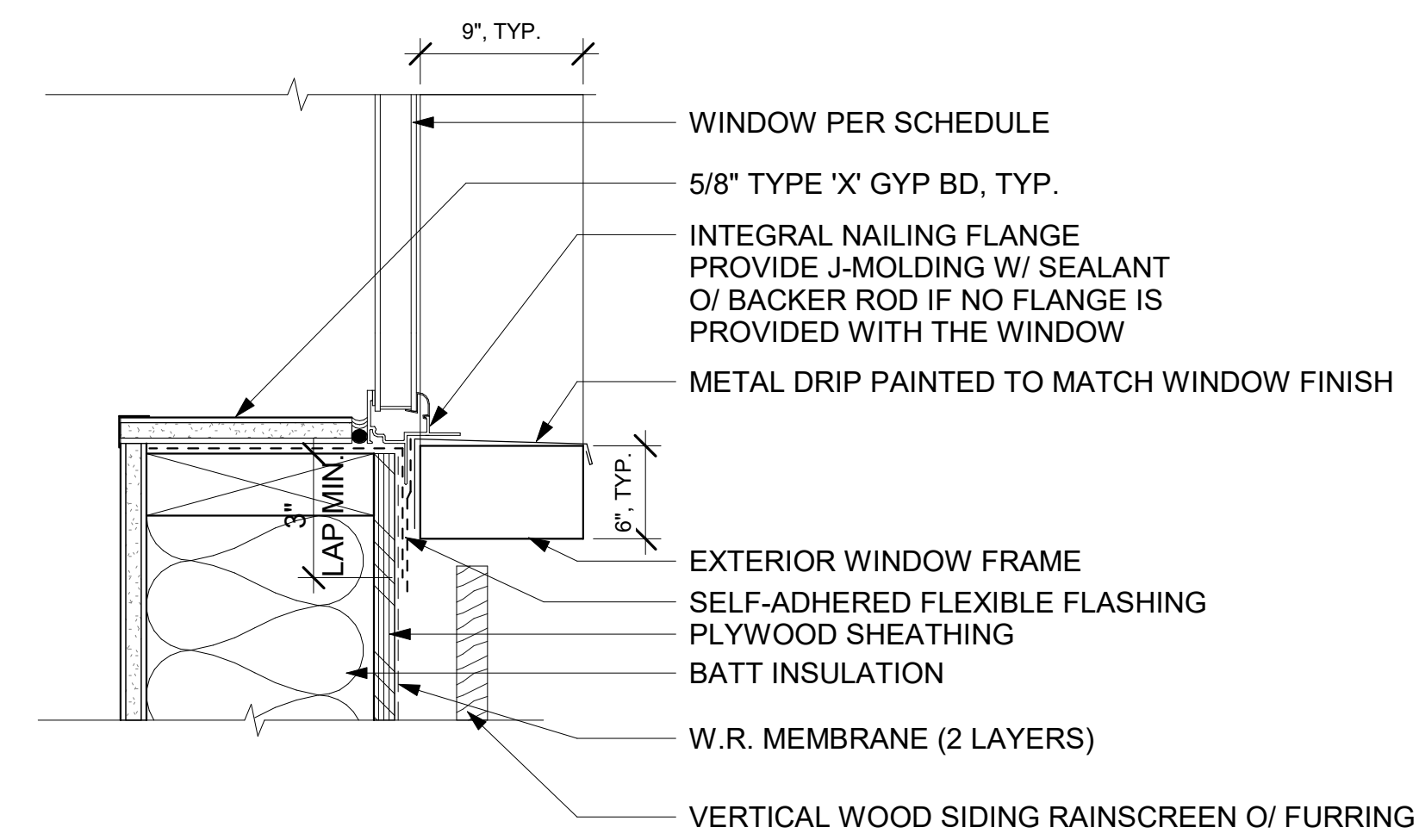
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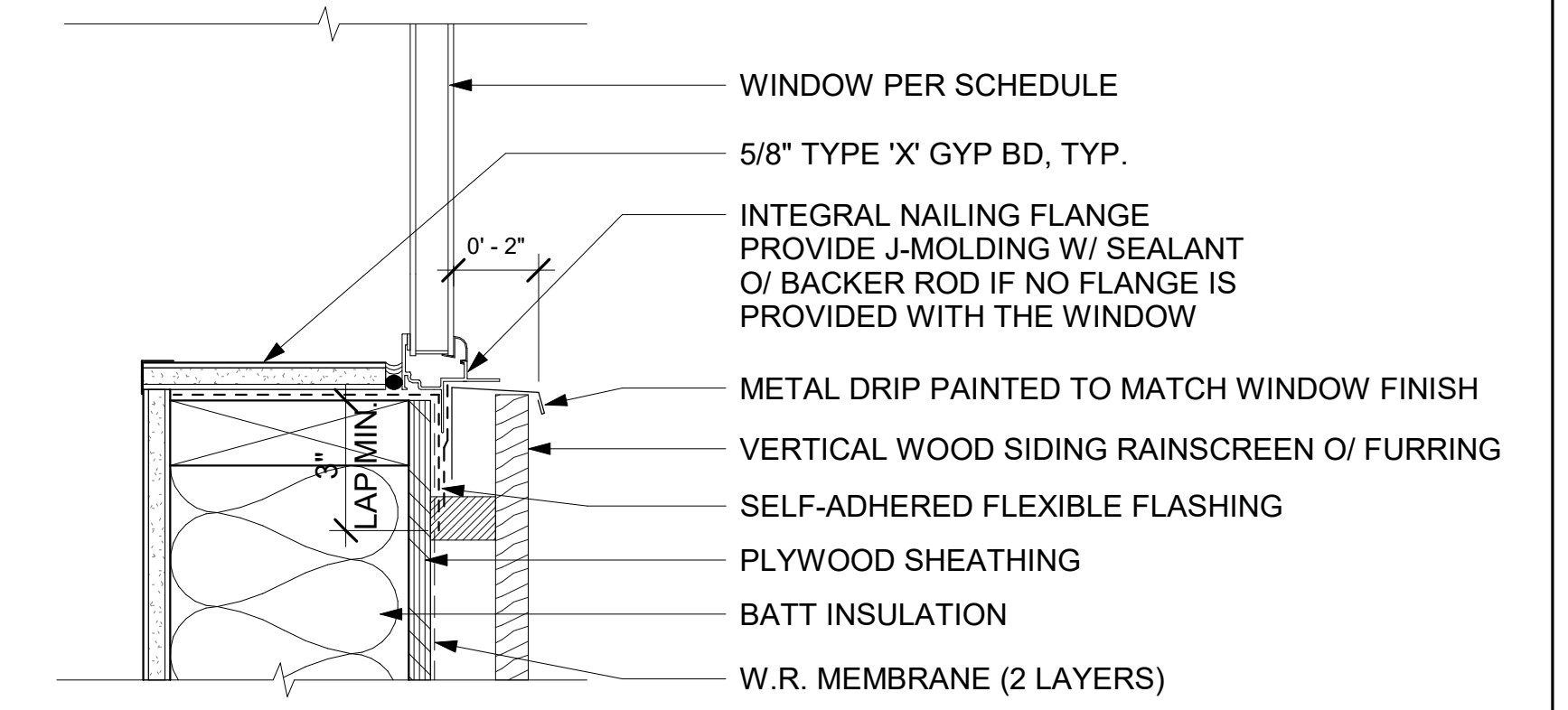
MINOR SITE PLAN REVIEW
MARCH 16, 2022

TYPICAL UNIT PLANS

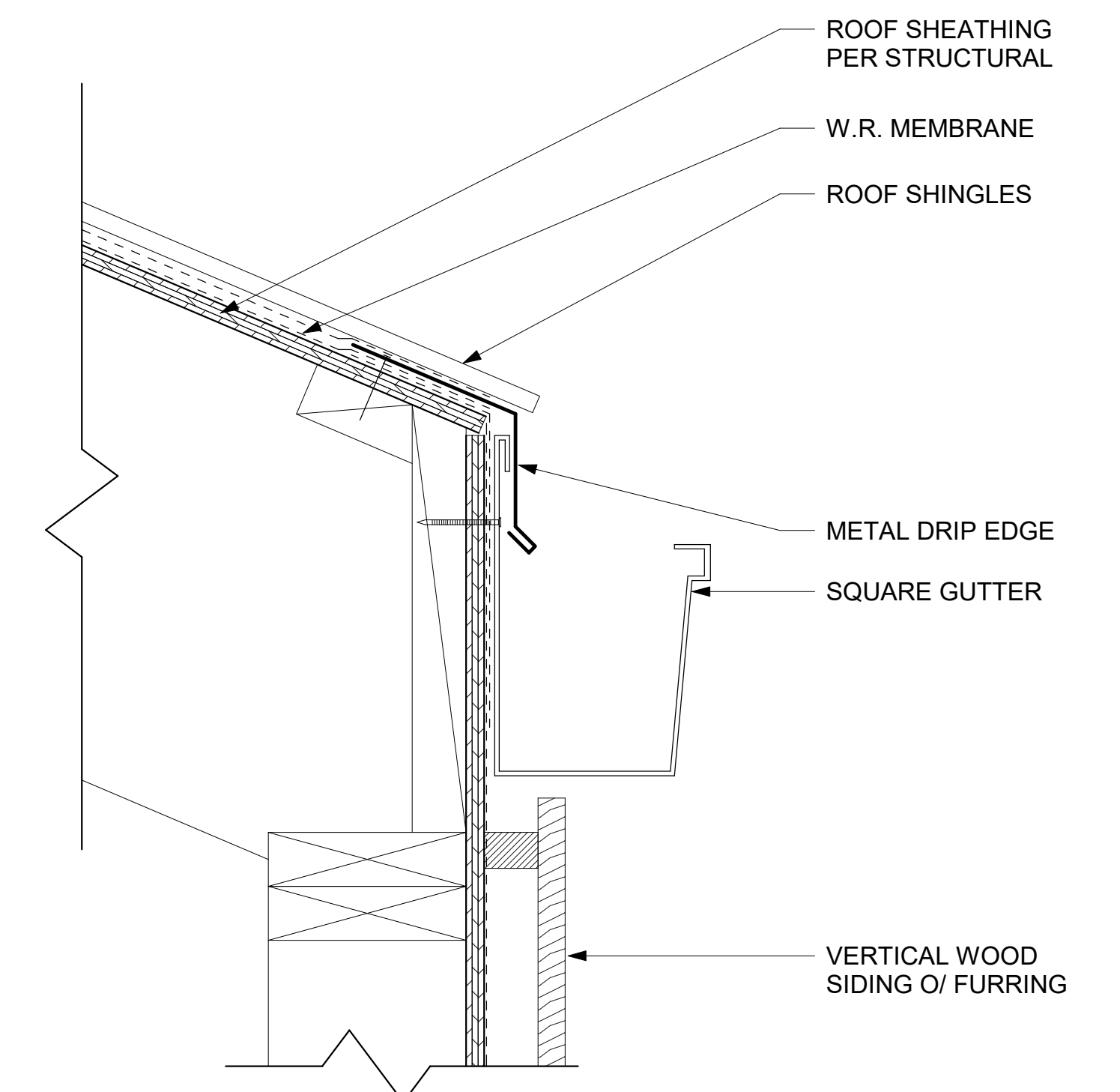
245 N State College Blvd
Fullerton, CA 92831



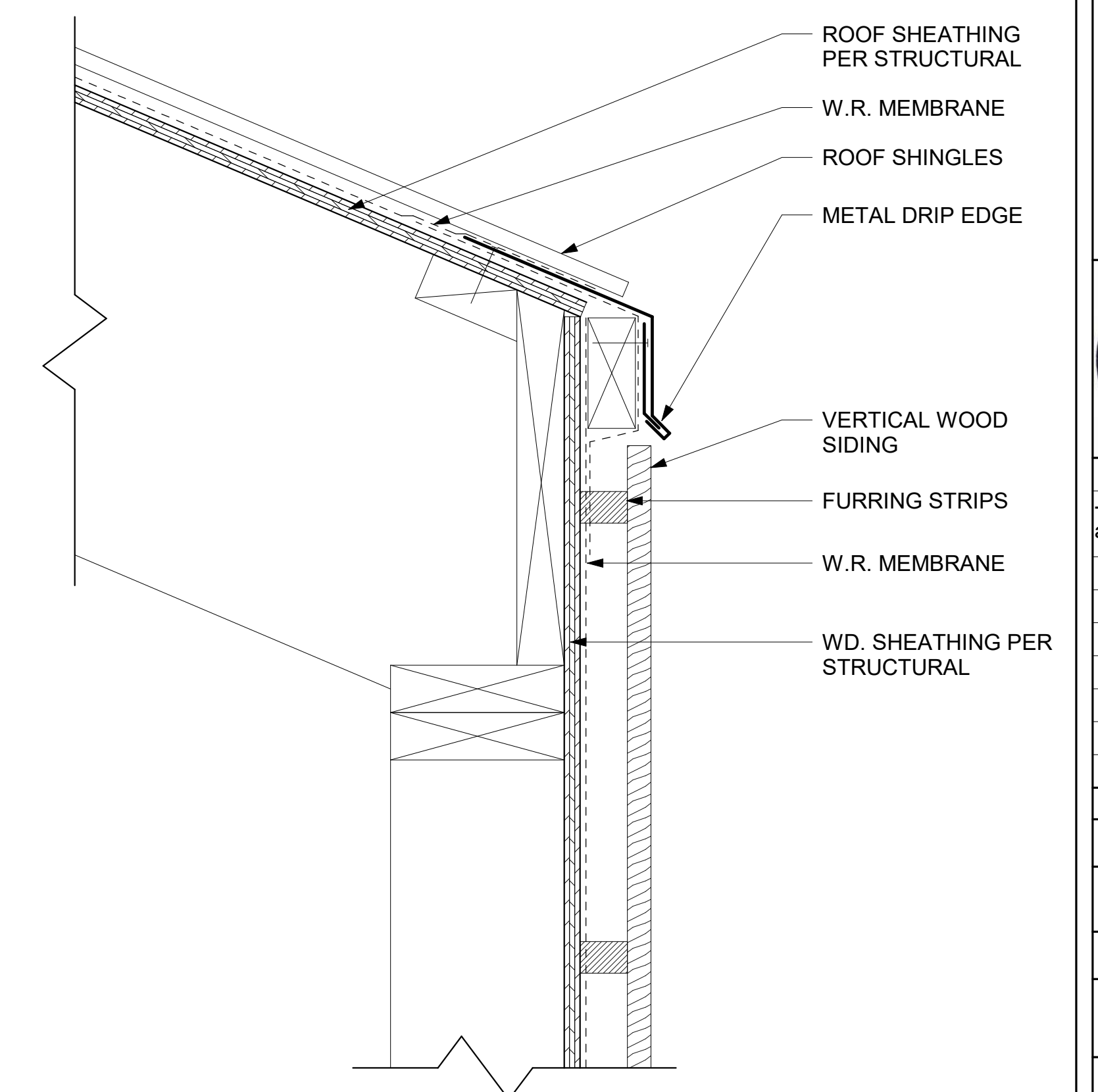
Window Sill @ Exterior Wall Frame (Section) SCALE: 3" = 1'-0" 4



Window Sill @ Rainscreen (Section)	SCALE:	3
	3" = 1'-0"	



EAVE GUTTER DETAIL @ RAINSCREEN SCALE: 3" = 1'-0" **2**



EAVE DETAIL @ RAINSCREEN

THE CODES IN EFFECT ARE: 2019 CALIFORNIA BUILDING CODE ("19 CBC"), "2019CALIFORNIA PLUMBING CODE ("19 CPC"), 2019 CALIFORNIA RESIDENTIAL CODE ("19 CRC"), AND "2019 CALIFORNIA GREEN CODE ("19 CGC").

PER CALIFORNIA CITY/COUNTY ORDINANCE NO. 2947, (SECTIONS 14.03.90, 14.03.20, 14.03.21, 14.03.22).

PER CALIFORNIA CITY/COUNTY CODE SECTION 832:

EACH COTERMINOUS OWNER IS ENTITLED TO THE LATERAL AND SUBJACENT SUPPORT WHICH HIS LAND RECEIVES FROM THE ADJOINING LAND, SUBJECT TO THE RIGHT OF THE OWNER OF THE ADJOINING LAND TO MAKE PROPER AND USUAL EXCAVATIONS ON THE SAME FOR PURPOSES OF CONSTRUCTION OR IMPROVEMENT, UNDER THE FOLLOWING CONDITIONS:

- ANY OWNER OF LAND OR HIS LESSEE INTENDING TO MAKE OR TO PERMIT AN EXCAVATION SHALL GIVE REASONABLE NOTICE TO THE OTHER OWNERS OF ADJOINING LANDS AND OF BUILDINGS OR OTHER STRUCTURES, STATING THE DEPTH TO WHICH SUCH EXCAVATION IS INTENDED TO BE MADE, AND WHEN THE EXCAVATING WILL BEGIN.
- IN MAKING ANY EXCAVATION, ORDINARY CARE AND SKILL SHALL BE USED, AND REASONABLE PRECAUTIONS TAKEN TO SUSTAIN THE ADJOINING LAND AS SUCH, WITHOUT REGARD TO ANY BUILDING OR OTHER STRUCTURE WHICH MAY BE THEREON, AND THERE SHALL BE NO LIABILITY FOR DAMAGE DONE TO SUCH BUILDING OR OTHER STRUCTURE BY REASON OF THE EXCAVATION, EXCEPT AS OTHERWISE PROVIDED OR ALLOWED BY LAWS.
- IF AT ANY TIME IT APPEARS THAT THE EXCAVATION IS TO BE OF A GREATER DEPTH THAN ARE THE WALLS OR FOUNDATIONS OF ANY ADJOINING BUILDING OR OTHER STRUCTURE, AND IS TO BE SO CLOSE AS TO ENDANGER THE BUILDING OR OTHER STRUCTURE IN ANY WAY, THEN THE OWNER OF THE BUILDING OR OTHER STRUCTURE MUST BE ALLOWED AT LEAST 30 DAYS, IF HE SO DESIRES, IN WHICH TO REPAIR OR REINFORCE THE BUILDING OR OTHER STRUCTURE, OR IN WHICH TO EXTEND THE FOUNDATIONS THEREOF, AND HE MUST BE GIVEN FOR THE SAME PURPOSES REASONABLE LICENSE TO ENTER ON THE LAND ON WHICH THE EXCAVATION IS TO BE OR IS BEING MADE.
- IF THE EXCAVATION IS INTENDED TO BE OR IS DEEPER THAN THE STANDARD DEPTH OF FOUNDATIONS, WHICH DEPTH IS DEFINED TO BE A DEPTH OF NINE FEET BELOW THE ADJACENT CURB LEVEL, AT WHICH POINT WHERE THE JOINT PROPERTY LINE INTERSECTS THE CURB AND IF ON THE LAND OF THE ADJOINING OWNER THERE IS THEREON ANY BUILDING OR OTHER STRUCTURE THE WALL OR FOUNDATION OF WHICH GOES TO STANDARD DEPTH OR DEEPER THEN THE OWNER OF THE LAND ON WHICH THE EXCAVATION IS BEING MADE SHALL, IF GIVEN THE NECESSARY LICENSE TO ENTER ON THE ADJOINING LAND, PROTECT THE SAID ADJOINING LAND AND ANY SUCH BUILDING OR OTHER STRUCTURE THEREON WITHOUT COST TO THE OWNER THEREOF, FROM ANY DAMAGE BY REASON OF THE EXCAVATION, AND SHALL BE LIABLE TO THE OWNER OF SUCH PROPERTY FOR ANY SUCH DAMAGE, EXCEPT ONLY FOR MINOR SURFACE CRACKS IN BUILDING OR OTHER STRUCTURES.
- THE SUPERVISING ENGINEER SHALL PROVIDE A MINIMUM OF ONE BLUE TOP AT THE HIGHEST POINT IN THE FINISH DRAINING SLOPE. THESE ELEVATIONS SHALL BE NOTED ON THE BUILDING PLANS.
- ALL FINAL SHEETS OF PLANS SUBMITTED INCLUDING SUBSEQUENTLY CORRECTED AND REVISED PLANS NEED THE WET OR ELECTRONIC STAMP, DATE AND NET SIGNATURE OF STATE OF CALIFORNIA LICENSED CIVIL ENGINEER WHO IS RESPONSIBLE FOR THE PREPARATION OF THE PLANS, CALCULATIONS AND/OR ANY SUPPLEMENTAL PLANS. THE DATE OF THE NET SIGNATURE IS THE EXPIRATION DATE. IT INDICATES EXPIRATION DATE OF LICENSE ALSO. NO ADDITIONAL RED/BLUE MARKS, NOTES OR DRAWINGS WRITTEN ON THE PLAN UNLESS ACKNOWLEDGED BY A RESPONSIBLE ENGINEER WITH HIS "WET" PRINTED SIGNATURE AND DATED WHERE ALL MARKS ARE ADDED AND CLOUDED.
- CIVIL ENGINEER/HIS REPRESENTATIVE (SURVEYOR) WILL BE ON JOB SITE TO CONFIRM GRADING OPERATION TO BE ACCOMPLISHED IN ACCORDANCE WITH APPROVED GRADING PLANS, OR THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING OPERATION TO VERIFY COMPLIANCE WITH THE PLANS, LINES, GRADES AND ELEVATIONS FOR SURVEY CONTROLS, SPECIFICATIONS AND THE CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THE PURVIEW OF THE CIVIL ENGINEER, THE CIVIL ENGINEER OR LICENSED SURVEYOR SHALL SET NECESSARY SURVEY STAKES TO VERIFY LINES, AND GRADES AS SHOWN ON PLANS.
- SCHEDULE PRE-GRADE MEETING ON SITE TO INCLUDE GRADING INSPECTOR OF THE CITY OF FULLERTON, PLUS GRADING CIVIL ENGINEER, GEOTECHNICAL/SOILS ENGINEER AND CONTRACTOR, AND WINNER.
- FINAL PLANS TO BE REVIEWED BY THE GRADING INSPECTOR WITH A SIGNED AND WRITTEN STATEMENT ON THE PLANS, THAT "THESE GRADING PLANS WERE REVIEWED AND APPROVED, AND THAT THEY COMPLY WITH ALL THE REQUIREMENTS AND RECOMMENDATIONS OF THE GEOTECHNICAL/SOILS REPORT"
- PROVIDE HYDROLOGY REPORT FOR 10, 25 & 100-YEAR STORM AND HYDRAULIC CALCULATIONS FOR THE SIZING OF DRAINPIPES GOING TO PUBLIC DRAIN. PROVIDE HYDROLOGY MAP SHOWING DRAINAGE SUB AREA NUMBER IDENTIFICATION, AREA IN ACRES AND LENGTH, ALSO, PROVIDE DRAINAGE SCHEMATIC DIAGRAM WITH THE PLANS TO BE REVIEWED BY THE GRADING INSPECTOR.
- PROVIDE PROTECTION TO PEDESTRIANS AND PUBLIC DURING CONSTRUCTION OR DEMOLITION PER CHAPTER 33, APPENDIX J, BY BARRICADES, RAILINGS, FENCES AND/OR CANOPIES OR AS NECESSARY FOR PEDESTRIAN (CUSTOMERS, EMPLOYEES, ETC.) SAFETY. SHOW A MINIMUM 6'-0" HIGH FENCE A MINIMUM DISTANCE OF MORE THAN ONE-HALF THE HEIGHT OF CONSTRUCTION AREA FROM THE CONSTRUCTION OR USE ANY OTHER APPROVED PROTECTION BARS AND DEVICES.
- STAIN PERMITS FROM CAL/OSHA FOR EXCAVATIONS OVER 5'-0" DEEP.
- PROVIDE SHORING TO PROTECT ANY ADJACENT EXISTING STRUCTURES AFFECTED BY ANY EXCAVATION.
- PROVIDE SHORING DETAIL AND CALCULATIONS.

11. SHOW IN PLAN THE FOLLOWING EARTHWORK VOLUMES:

a. CUT _____ C.Y., FILL _____ C.Y., IMPORT _____ C.Y., EXPORT _____ C.Y., OVER _____ C.Y., UNDER _____ C.Y.

12. A PERFORMANCE BOND IS REQUIRED IN THE AMOUNT OF \$2.20 X _____ C.Y., = _____ (FOR SLOPING/HILLSLOPE) \$2.75 X _____ C.Y. = _____ BOND MUST BE WITH SIGNED "AGREEMENT FOR GRADING, SLOPE PLANTING AND EROSION CONTROL" FORM. (NOTE: BOND IS BASED ON ANY ONE OF THE LARGEST QUANTITIES OF CUT, FILL, IMPORT, EXPORT, EXCAVATION AND PLUS OVER-EXCAVATION.(NOTE: NO PERFORMANCE BOND IS REQUIRED IF NO GRADING PERMIT IS REQUIRED.)

13. A LIABILITY BOND IS REQUIRED IN THE AMOUNT OF \$500,000. IN LIEU OF A LIABILITY BOND, EVIDENCE OF LIABILITY INSURANCE IN THAT AMOUNT MAY BE SUBMITTED SHOWING THE CITY OF FULLERTON AS INSURED.

14. PROVIDE AT LEAST FOUR CROSS-SECTIONS OF LOT AT ALL FOUR SIDE-YARDS THAT EXTEND AT LEAST 5 FT. BEYOND PROPERTY LINE AND EXTENDS TO BUILDING PADS. IF NO BUILDING PADS YET, IT MUST EXTEND THROUGH THE WHOLE LOT WIDTH OR LENGTH. DOTTED LINES FOR EXISTING AND SOLID LINES FOR NEW/FINISHED CONTOUR LINES.

15. PROVIDE "SOILS REPORT" : "NAME AND ADDRESS OF SOIL ENGINEER IN THE GRADING PLAN - NAME OF SOILS ENGINEER" "SOILS REPORT" : PROJECT/JOB NO. _____ AND DATE SOILS REPORT WAS PROPOSED COMPANY: _____ (FILL IN ACCORDINGLY)

16. ALL EXISTING FILLS SHALL BE APPROVED BY THE GRADING INSPECTOR OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.

17. IF THE BUILDING EXTERIOR WALLS ARE OF WOODEN MATERIALS, PROVIDE A MINIMUM OF 8" CLEARANCE FROM THE EXTERIOR FOUNDATION TO THE FIRST FLOOR FLOOR SLAB. SHOW ON THE PLANS A MINIMUM OF 2" SEPARATION FROM THE TOP OF FOOTING (F) TO FINISHED GRADE (FG) ADJACENT TO THE BUILDINGS. (CBC 2004.12.1.2, CRC837.1.1 ITEM 2)

EXCEPTION: AT EXTERIOR WALLS WHERE THE EARTH IS PAVED WITH AN ASPHALT OR CONCRETE SLAB AT LEAST 18 INCHES WIDE AND DRAINING AWAY FROM THE BUILDING, THE BOTTOM OF SILLS ARE PERMITTED TO BE 6 INCHES ABOVE THE TOP OF SUCH SLAB.

18. DUST SHALL BE CONTROLLED BY WATERING.

19. APPROVED EROSION AND SEDIMENTATION PROTECTION DEVICES SHALL BE PROVIDED AND MAINTAINED AND SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

20. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATIONS PER CITY OF FULLERTON REGULATION ON CONSTRUCTION SANITATION FACILITY.

21. ALL TRENCH BACKFILLS IN PUBLIC PROPERTY WHERE PRIVATE PROPERTY STRUCTURES OR SLOPES BEAR ON THE EXCAVATION SHALL BE DONE TO THE SATISFACTION OF THE CITY ENGINEER. THE CERTIFICATION SHALL INCLUDE THE STABILITY OF THE BACKFILL AND THAT THE COMPACTION IS 90% OF THE MAXIMUM DRY DENSITY USING THE AASHTO TEST T180-57 MODIFIED TO USE 3 LAYERS IN LIEU OF 5 LAYERS.

22. EARTHQUAKE-INDUCED LANDSLIDES. IF THIS SITE IS LOCATED ON SEISMIC HAZARD ZONE MAP AS PUBLISHED IN 1987 BY THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION, DIVISION OF MINES AND GEOLOGY, IN COMPLIANCE WITH STATE OF CALIFORNIA, CHAPTER 7.8 SEISMIC HAZARDS MAPPING, AND CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND TRANSPORTATION LAWS, THE AREA HAS A PREVIOUS OCCURRENCE OF LANDSLIDE MOVEMENT, OR LOCAL TOPOGRAPHIC, GEOLOGICAL, GEOTECHNICAL AND SURFACE WATER CONDITIONS INDICATE A POTENTIAL FOR PERMANENT GROUND DISPLACEMENTS SUCH THAT MITIGATION AS DEFINED IN PUBLIC RESOURCES CODE SECTION 26993(C) WOULD BE REQUIRED. IN ADDITION, A SEISMIC SLOPE STABILITY ANALYSIS IS REQUIRED.

23. THE SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST SHALL MAINTAIN PERIODIC INSPECTIONS AND REPORTS TO THE CITY ENGINEER DURING CONSTRUCTION AND MAINTENANCE OF THE GRADING.

24. THE DESIGN ENGINEER SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE APPROVED PLANS.

25. ALL DIRT, SAND, MUD, OR DEBRIS DEPOSITED OR SPILLED UPON PUBLIC STREETS DURING ANY GRADING, HAULING, OR EXPORT OPERATIONS SHALL BE IMMEDIATELY CLEANED UP BY THE DEVELOPER, HIS CONTRACTOR, SUBCONTRACTORS, OR AGENTS TO THE SATISFACTION OF THE CITY ENGINEER. FAILURE TO DO SO WILL CAUSE THE CITY TO STOP SUCH GRADING, HAULING, OR EXPORT WORK BY THE CITY UNTIL THE TIME AS THE STREETS ARE CLEANED.

26. ALL LOTS SHALL DRAIN TO STREETS, ALLEYS OR APPROVED DRAINAGE WAYS 0.5% MINIMUM FOR ASPHALT, 0.25% FOR CONCRETE (PCC), 1% MINIMUM FOR DIRT.

THE FOLLOWING NEEB SEPARATE PLAN REVIEW AND PAY PLAN REVIEW FEES. SUBMIT TWO/THREE SETS OF PLANS "NET" STAMPED AND SIGNED BY LICENSED PROFESSIONAL ENGINEER. INDICATE EXPIRATION DATE OF LICENSE ALSO.

a. SEWER LINE SYSTEM (IF OCCURS)

b. PLUMBING

c. STORM DRAIN SUMP PUMP

d. WATER LINE SYSTEM, (IF OCCURS)

e. UTILITY LINE SYSTEM (EXCEPT STORM DRAINS)

f. FOUNDATION FOR LIGHT STANDARDS, FLAGPOLE AND FREE-STANDING SIGNS. PROVIDE STRUCTURAL CALCULATIONS AND DRAWINGS FOR FOUNDATION. (NOTE THAT STRUCTURAL CALCULATIONS FOR LIGHT COLUMNS OR POSTS SUBMITTED SEPARATELY OR LATER MUST BE APPROVED BY THE ENGINEER WHO DID THE CALCULATIONS FOR THE FOUNDATION.) PROVIDE DETAIL OF BASE PLATE (SIZE AND THICKNESS), ALSO SHOE ANCHOR BOLT SIZE, LENGTH OF EMBEDMENT AND HOW MANY BOLTS. THIS DETAIL MUST BE IN ACCORD WITH THE LIGHT STANDARD POLE BASE BY MANUFACTURER/PRODUCT/ENGINEER.

g. DEMOLITION OR ABANDONMENT PERMIT FOR ANY EXISTING STRUCTURES, ALL OTHER APPURTENANCE DEVICES, EQUIPMENT, ETC.

h. RETAINING WALLS THAT ARE OVER 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, OR SUPPORTING A SURCHARGE OR IMPOUNDING CLASS 1, II, OR III LIQUIDS. PROVIDE STRUCTURAL CALCULATIONS FOR ALL TYPES AND KINDS OF RETAINING WALLS IF PART OF GRADE-PROTECTION. NOTE THAT RETAINING WALLS ARE IN SEPARATE BUILDING PERMIT.

j. REINFORCED CONCRETE OR MASONRY FENCES (WALLS), OVER 3'0" HIGH. SECTION 106.2.2.

k. BLOCK/CONCRETE PILASTERS, MORE THAN 3'-0" HIGH.

m. MORE THAN 6'-0" HIGH FENCE (WOOD OR CHAIN LINK). (NOTE: NOT MORE THAN 6'0" HIGH FENCE AND SLOTTED BOTH SIDES DOES NOT NEED PERMIT.)

n. TRASH ENCLOSURE. (NOTE: CITY STANDARD DRAWINGS MAY BE USED.)

28. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A MINIMUM OF NOT LESS THAN 2% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SHALES USED FOR THIS PURPOSE SHALL BE SLOPED NOT LESS THAN 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING (SEE FIG. 106.2.2).

29. EXCEPTION: IMPERVIOUS SURFACES SHALL BE PERMITTED TO BE SLOPED LESS THAN 2 PERCENT WHERE THE SURFACE IS A DOOR LANDING OR RAMP THAT IS REQUIRED TO COMPLY WITH SECTION 1010.1.5, 1012.3.0 OR 1012.6.1.

30. COMPLY WITH NOTIFICATION OF ADJOINING PARTY BY GIVING A 10-DAY WRITTEN NOTICE TO THE ADJOINING PROPERTY OWNERS OF INTENT TO EXCAVATE. EXCAVATION IS DEEPER THAN THE FOUNDATION OF ADJOINING BUILDING OR LOCATED CLOSER TO PROPERTY LINE THAN THE DEPTH OF EXCAVATION. (CSC 3307.1).

31. SUBMISSION OF PROFESSIONAL OPINION THAT THE SUBSOILS HAVE SUFFICIENT STABILITY TO HOLD THE ADDITIONAL WEIGHT OF THE PROPOSED FILLS WITHOUT SETTLEMENT THAT WILL CAUSE DAMAGE TO PROPOSED IMPROVEMENTS MUST BE SUBMITTED TO THE DIRECTOR OF DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION OF FILL.

32. DRAINAGE PIPE THAT WILL UNDERLAY STRUCTURES MUST BE REINFORCED CONCRETE OR CAST IRON AND THE STRUCTURE FOUNDATIONS MUST BE ENGINEERED BY A FOUNDATION ENGINEER. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR DEPTH INSPECTION DURING CONSTRUCTION OF THE PIPE AND WILL CERTIFY TO THE STABILITY AND THAT THE WORK WAS DONE TO HIS SATISFACTION.

33. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE. NO EXPORTING OF EXCESS CUT OR DIRT WILL BE ALLOWED WITHOUT THE DEVELOPER, OR APPROPRIATE CONTRACTOR FIRST OBTAINING A PERMIT TO DO SO FROM THE DIRECTOR OF ENGINEERING. SUCH A PERMIT SHALL PRESCRIBE APPROVED ROUTES, HOURS OF OPERATION, TRAFFIC CONTROL REQUIREMENTS, STREET PROTECTION DEPOSITS, ETC.

35. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER WILL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE DIRECTOR OF DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEERING WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.

36. APPROVAL BY THE CITY BUILDING INSPECTOR DOES NOT PRECLUDE OBSERVATION BY THE GEOTECHNICAL ENGINEER AND ACCEPTANCE BY THE REVIEWING BY THE GEOTECHNICAL ENGINEER DOES NOT PRECLUDE THE INSPECTION PROCESS BY THE CITY BUILDING INSPECTOR AND ANY OTHER CODE REQUIREMENTS FOR INSPECTION.

37. PROVIDE A COPY OF DRAINAGE EASEMENTS OR AGREEMENTS ARE REQUIRED WHERE STORM WATER (ROOF AND SURFACE WATER) CROSSES ADJACENT PROPERTY TO REACH A PUBLIC FACILITY. THE EASEMENT DOCUMENT MUST BE NOTARIZED AND RECORDED WITH ORANGE COUNTY RECORDER'S OFFICE, AND/OR PROVIDE UPDATED C.C.R.'S REGARDING MAINTENANCE OF COMMON DRAINAGE AREAS, DRAINAGE DEVICES AND EASEMENTS.

38. SUBMISSION OF RECORD EASEMENT DOCUMENTS, SUCH AS TENTATIVE TRACT OR PARCEL MAP SHOWING ALL REQUIRED EASEMENTS OR COPY OF C.C. & R. DOCUMENTS.

39. SITES OVER 1 ACRE IN SIZE ARE REQUIRED TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SUBJECT TO THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) APPROVAL. PLEASE SUBMIT A COPY TO BE USED FOR REFERENCE.

39. PROVIDE "NOTI" NOTICE OF INTENT I.D. NUMBER. "THIS WILL BE ISSUED BY REGIONAL WATER QUALITY CONTROL BOARD." THE NOTICE OF INTENT (NOTI) MUST BE MAILED TO THE STATE WATER RESOURCES CONTROL BOARD AT THE FOLLOWING ADDRESS:

40. STATE WATER RESOURCES CONTROL BOARD DIVISION OF WATER QUALITY

41. DIVISION OF WATER QUALITY

ATTN: STORM WATER PERMIT UNIT

A.A. 1971

A.B. SACRAMENTO, CA 95812-1977

43. EROSION & SEDIMENT CONTROL PLAN TO INCLUDE BMP DETAILS PER CASQA FACTSHEETS, STABILIZED CONSTRUCTION ENTRANCE/ EXIT FOR (CASQA TC-1), PERIMETER CONTROL BUMPS, MATERIAL STORAGE DETAIL FOR STOCKPILES (CASQA WM-3), AND WASTE MANAGEMENT BMP (CASQA WE-6), ETC. WWW.COAHTECHRES.COM

44. OBSERVATION, INSPECTION AND/OR TESTING AND REPORT SUBMITTAL SHOULD BE PERFORMED BY THE GEOTECHNICAL CONSULTANT OR HIS REPRESENTATIVE AT EACH OF THE FOLLOWING STAGES AND TO COMPLY WITH ALL THE REQUIREMENTS AND RECOMMENDATION OF THE SOILS REPORT, APPENDIX J.

n. SITE PREPARATION, CLEARING, GRUBBING AND REMOVAL FROM THE SITE VEGETATION, TRASH, DEBRIS AND ANY DELETERIOUS MATERIALS WITHIN THE CONSTRUCTION SITE.

o. EXPOSED SUB-GRADE GROUND SURFACE AFTER OVER EXCAVATION FOR FOUNDATION AND FURTHER PREPARATION TO RECEIVE AND TO SERVE AS STRUCTURAL FILL SUB-GRADE.

p. COMPLETION OF ROAD GRADING TO CONDUCT ADDITIONAL SAMPLING, LABORATORY TESTING AND ANALYSIS FOR FINAL SOIL PRECISE GRADING OR FOUNDATION DESIGN RECOMMENDATIONS.

q. APPROVAL OF ANY IMPORTED FILL MATERIAL USED PRIOR TO IMPORTATION TO SITE.

r. REMOVAL OF ALL UNSUITABLE MATERIALS AND SOILS.

s. AFTER PREEXCAVATING BUILDING PAD AND OTHER FLATWORK SUBGRADE AND PRIOR TO POURING SLABS.

t. TOLERANCE EXCAVATION.

u. DURING PRECISE GRADING/RECEMENTIFICATION.

v. OVEREXCAVATION AND PROCESSING (I.E. SCARIFYING, MOISTURE CONDITIONING, BACKFILL AND RECOMPACTING) OF ALL WEATHERED AND DISTURBED NEAR SURFACE FILL OR NON-FILL SOIL MATERIAL. EXCAVATION OF COMPLETED OVEREXCAVATION.

w. AFTER EXCAVATION FOR FOOTINGS OF BUILDINGS, RETAINING WALLS, AND DRAINING WALLS, AND PRIOR TO POURING CONCRETE.

x. PREPARE COMPACTON OF ALL FILLS, AFTER OVER-EXCAVATION.

y. SURFACE AND SUBSURFACE DRAINAGE INSTALLATION.

aa. FOUNDATION EXCAVATIONS.

45. GEOTECHNICAL OBSERVATION, AND INSPECTION/TESTING MUST COMPLY WITH ALL THE REQUIREMENTS AND RECOMMENDATION OF THE SOIL'S ENGINEER. SEE APPENDIX J

46. THE OWNER SHALL EMPLOY THE GEOTECHNICAL ENGINEER OR HIS APPROVED REPRESENTATIVE RESPONSIBLE FOR THE DESIGN, OR ANOTHER GEOTECHNICAL ENGINEER DESIGNATED BY THE GEOTECHNICAL ENGINEER OF RECORD TO PERFORM VISUAL OBSERVATIONS AND TESTING, AS DEFINED IN APPENDIX J TO ENSURE COMPLIANCE OF ALL REQUIREMENTS IN SOILS ENGINEERING REPORT, AND ENGINEERING GEOLOGY REPORT. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, CONTRACTOR AND THE BUILDING OFFICIAL. THE GEOTECHNICAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE GEOTECHNICAL OBSERVER'S KNOWLEDGE, HAVE BEEN REMEDIED. SEE SECTION 10.01

47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WRITTEN NOTICE TO THE OFFICE OF THE GEOTECHNICAL ENGINEER WITH AS MUCH NOTICE AS POSSIBLE AND A MINIMUM OF 24 HOURS IN ADVANCE OF THE CONSTRUCTION SCHEDULE IN ORDER TO FACILITATE SCHEDULING OF THE REQUIRED GEOTECHNICAL OBSERVATIONS/TESTING.

48. FAILURE TO COMPLETE REQUIRED GEOTECHNICAL OBSERVATION MAY REQUIRE REMOVAL OF ANY FINISHES THAT HAVE BEEN SUBSEQUENTLY INSTALLED, OR DISASSEMBLY OF THE CONSTRUCTION FOR OBSERVATION PURPOSES.

49. APPROVAL BY THE CITY BUILDING INSPECTOR DOES NOT PRECLUDE OBSERVATION BY THE GEOTECHNICAL ENGINEER AND ACCEPTANCE OF REVIEW BY THE GEOTECHNICAL ENGINEER DOES NOT PRECLUDE THE INSPECTION PROCESS BY THE CITY BUILDING INSPECTOR AND ANY OTHER CODE REQUIREMENTS FOR INSPECTION.

50. REMOVAL AND REPLACEMENT OF ANY MATERIALS AND FINISHES AND/OR DAMAGED BY THE REMOVAL PROCESS, OR AS REQUIRED FOR CORRECTIVE ACTION, SHALL BE AT THE CONTRACTOR'S EXPENSE, NOT THE OWNER, GEOTECHNICAL ENGINEER OR GEOTECHNICAL OBSERVER. ANY REVISIONS OF PLANS NEED THE WET STAMP AND WET SIGNATURE OF RESPONSIBLE CIVIL AND GEOTECHNICAL ENGINEERS, AND SUBMIT TWO SETS OF THESE PLANS TO BE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. SHOW ON PLAN AND PROVIDE CROSS SECTION AND CONSTRUCTION DETAILS OF UNDERGROUND DRAIN AND SURFACE DRAINAGE LAYOUT. THE FINAL POINT OF ENTRY FROM WITHIN THE PROPERTY TO AN APPROVED DRAIN SERVICE OR PUBLIC CURB AND GUTTER, ALLEYS, ETC.

51. PRIOR TO THE POURING OF FOUNDATION, FOOTING, SLAB/PAVEMENT OR ISSUANCE OF BUILDING PERMIT, PROVIDE THE FOLLOWING:

52. SOIL'S REPORT FROM THE SOILS ENGINEER TO CERTIFY THE PROPER CONSTRUCTION, EXCAVATION AND PREPARATION OF THE SOIL FOR THE FOUNDATION, AND COMPLIANCE WITH ALL THE REQUIREMENTS OF SOILS ENGINEERING REPORT AND ANY DESIGN AND/OR SUBSEQUENT SOIL'S REPORT - USE BUILDING DEPARTMENT STANDARD CERTIFICATION FORM. SOIL'S ENGINEER TO WET STAMP, WET SIGN AND INDICATE EXPIRATION DATE OF HIS LICENSE ON THE CERTIFICATION FORM.

53. GROUND GRADING CERTIFICATION FROM LICENSED (GRADING) CIVIL ENGINEER. USE BUILDING DEPARTMENT STANDARD CERTIFICATION FORM. CIVIL ENGINEER TO WET STAMP, WET SIGN AND INDICATE EXPIRATION DATE OF HIS LICENSE ON THE CERTIFICATION FORM.

54. GROUND GRADING INSPECTION APPROVAL FROM THE CITY.

55. WHEN NECESSARY, CHAINS, DAMBS, CRIPPER, RIPRAP, OR OTHER DEVICES OR METHODS SHALL BE EMPLOYED TO CONTROL EROSION AND PROVIDE STABILITY. (CDB J110.2)

49. TO PROTECT ADJACENT PROPERTY, PROVIDE PERMANENT EROSION CONTROL MEANS. [CSC J108.3]
50. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. EROSION OF THE GROUND IN THE AREA OF DISCHARGE SHALL BE PREVENTED BY INSTALLATION OF NONEROSIVE DOWN DRAINS OR OTHER DEVICES. [J109.4]
51. ANY TEMPORARY AND PERMANENT DE-SILTING CATCH BASINS, DRAINAGE, SURFACING, SLOPE PLANTING, AND OTHER EROSION, SURFACE WATER, AND FLOOD CONTROL PROTECTIVE DEVICES, INSTALLATIONS, AND MEASURES TO BE INSTALLED UPON SUCH PROPERTY AS ARE REASONABLY NECESSARY, BASED UPON THE TIME OF YEAR DURING WHICH THE WORK WILL BE COMMENCED AND COMPLETED, AND UPON THE MAXIMUM RAINFALL INTENSITY EXPECTED UNDER CONDITIONS OF A 25-YEAR FREQUENCY STORM, TO PREVENT ANY DAMAGE TO ANY PUBLIC OR PRIVATE PROPERTY, INSTALLATIONS AND MEASURES WILL COMPLY WITH THE FULLERTON BUILDING CODE.



C01 - TITLE SHEET
C02 - GRADING PLAN
C03 - UTILITY PLAN
C04 - WATER QUALITY MANAGEMENT PLAN
C05 - SECTIONS

GAS
COMPANY: SOCIALGAS
ADDRESS: 716 S. STATE COLLEGE BLVD.
ANAHEIM, CA 92805
(800)427-2200

ELECTRIC
COMPANY: SOUTHERN CALIFORNIA EDISON
ADDRESS: 1851 W. VALENCIA DR.
FULLERTON, CA 92833
(800)655-4555

WATER
COMPANY: CITY OF FULLERTON WATER
ADDRESS: FULLERTON CITY HALL
303 W. COMMONWEALTH AVE.
FULLERTON, CA 92832
(714)738-6890

FLOOD ZONE: ZONE X

FLOOD ZONE: ZONE X

MAP NO.: 06059C0132

THE CENTERLINE OF RESERVOIR STREET, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 68, PAGE 47, OF RECORDS OF SURVEY BEING NORTH 01°29'30" WEST.

BENCHMARK:

DESIGNATION:	2D-36-99
ELEVATION:	218.538'
DESCRIPTION:	

FOUND 3-3/4" OCS ALUMINUM

BENCHMARK DISK STAMPED "2D-36-99" SET IN THE TOP OF THE SOUTHWEST CORNER OF A 4.5' X 29' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST PART OF THE INTERSECTION OF STATE COLLEGE BOULEVARD AND CHAPMAN AVENUE; 125' NORTH OF THE CENTERLINE OF STATE COLLEGE BOULEVARD AND 43' EAST OF THE CENTERLINE OF CHAPMAN AVENUE BOULEVARD.

OWNER:
GEOTECH DEVELOPMENT CORP.
324 N. MARIE AVE.
FULLERTON, CA 92833
(714) 726-7383

914 E. KATELLA AVE.
ANAHEIM, CA 92805
(714)385-1835

PLUMP ENGINEERING, INC.
914 E. KATELLA AVE.
ANAHEIM, CA 92805
SURVEY DEPARTMENT
(714) 385-1835

DFH ARCHITECTS
1544 20TH ST.
SANTA MONICA, CA 90404
(310)394-4045

PROJECT NAME:	STATE COLLEGE TOWNHOMES
PROJECT ADDRESS:	245 N. STATE COLLEGE BLVD FULLERTON, CA 92831
PROPERTY AREA:	30,948 SF (0.71 AC)
DISTURBED AREA:	30,948 SF (0.71 AC)
APN:	26906408
TOPOGRAPHY SOURCE:	PLUMP ENGINEERING, INC.
TOPOGRAPHY DATE:	12/08/2020

ABC	- ASPHALT PAVEMENT
BC	- BUILDING CORNER
BFPP	- BACK FLOW PREVENT VALVE
BW	- BLOCK WALL
CB	- CATCH BASIN
CBD	- CONCRETE BOLLARD
C/L	- CENTERLINE
CONC	- CONCRETE
DDC	- DOUBLE DETECTOR CHECK VALVE
DEC	- DECORATIVE
DI	- DROP INLET
DRN	- DRAIN
E	- ELECTRIC
EPB	- ELECTRIC PULL BOX
EX	- EXIST
FH	- FIRE HYDRANT
FNC	- FENCE
FS	- FINISHED SURFACE
GA	- GUY ANCHOR
HC	- HANDICAP
ICV	- IRRIGATION CONTROL VALVE
LP	- LIGHT POLE
L/S	- LANDSCAPING
MH	- MANHOLE
O/H	- OVERHANG
PB	- PULLBOX
PL	- PROPERTY LINE
PS	- PARKING STALL
RD	- ROOF DRAIN
RET	- RETAINING WALL
SCO	- SEWER CLEANOUT
SMH	- SEWER MANHOLE
SN	- SIGN
ST LT	- STREET LIGHT
SW	- SIDEWALK
TC	- TOP OF CURB
W	- TRASH ENCLOSURE
WFN	- WOOD FENCE
WM	- WATER METER
WV	- WATER VALVE
XXXX.XX	- PROPOSED ELEVATION
(XXXX.XX)	- EXISTING ELEVATION
---	- EXISTING PROPERTY LINE
---x---	- FENCE



30' 0 30' 60' 90'

SCALE: 1" = 30'

TITLE SHEET

245 N. STATE COLLEGE BLVD.
FULLERTON, CA 92831

C01

SHEET: 1 OF 5

PROJECT NO.
2107079



DESIGNATION: 2D-36-99
ELEVATION: 218.538'

DESCRIPTION:
FOUND 3-3/4" OCS ALL

SET IN THE TOP OF THE SOL
CATCH BASIN. MONUMENT IS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
CENTERLINE OF RESERVOIR STREET, AS SHOWN ON THE
RECORD OF SURVEY RECORDED IN BOOK 68, PAGE 47, OF
RECORDS OF SURVEY, BEING NORTH 01°29'30" WEST.

[illegible]

DESIGN BY: TT

DRAWN BY: AL/DD/CB

CHECKED BY: TT

DATE: 03-15-2022

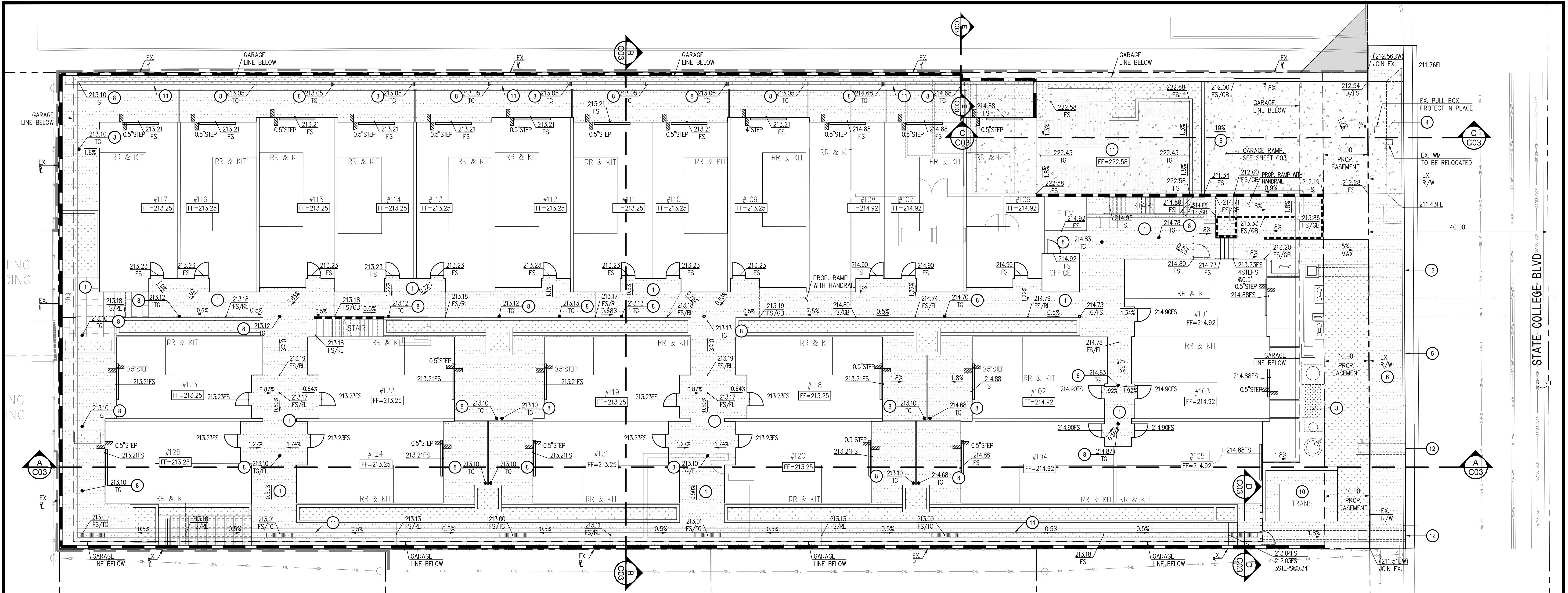


PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN STRUCTURAL,
MECHANICAL, PLUMBING, ELECTRICAL,
CIVIL, SURVEYING, ARCHITECTURAL

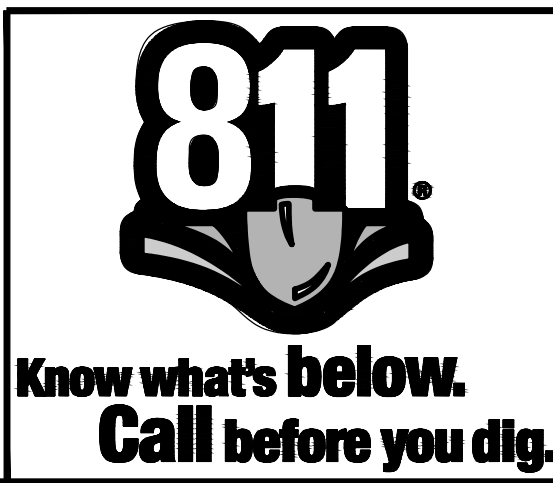
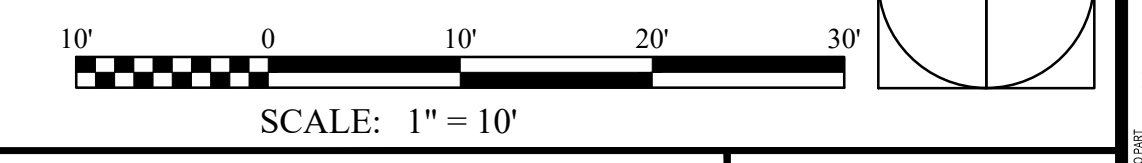
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834


TRYFON TRYFONOPOULOS

03-15-2022
DATE



- LEGEND:**
- LANDSCAPE AREA
 - PCC DRIVEWAY
 - CONCRETE WALKWAY
- GRADING CONSTRUCTION NOTES**
- CONSTRUCT 4" CONCRETE WALKWAY
 - CONSTRUCT 4" TRENCH DRAIN
 - FURNISH & INSTALL MODULAR WETLAND MANUFACTURED BY BIOCLEAN, MODEL MWS-L-4-15
 - CONSTRUCT DRIVEWAY PER CITY OF FULLERTON STD. DWG. 121-1
 - CONSTRUCT 8" CURB & GUTTER PER CITY OF FULLERTON STD. DWG. 120
 - CONSTRUCT SIDEWALK PER CITY OF FULLERTON STD. DWG. 122
 - PODIUM PATIO PER ARCHITECTURAL/STRUCTURAL PLAN SET
 - FURNISH & INSTALL 4" STORM DRAIN INLET
 - GARAGE RAMP PER ARCHITECTURAL/STRUCTURAL PLAN SET
 - TRANSFORMER PER ARCHITECTUAL/ELECTRICAL PLAN SET
 - CONSTRUCT 12" WIDE SD CHANNEL BOX
 - CONSTRUCT PARKWAY CULVERT



BENCH MARK:
DESIGNATION: 20-36-99
ELEVATION: 216.538'
DESCRIPTION:
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "20-36-99"
SET IN THE TOP OF THE SOUTHWEST CORNER OF A 4.5' X 29' CONCRETE
CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST PART OF THE
INTERSECTION OF STATE COLLEGE BOULEVARD AND CHAPMAN AVENUE; 125'
NORTH OF THE CENTERLINE OF CHAPMAN AVENUE, 43' EAST OF THE
CENTERLINE OF STATE COLLEGE BOULEVARD.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE
CENTERLINE OF RESERVOIR STREET, AS SHOWN ON THE
RECORD OF SURVEY RECORDED IN BOOK 68, PAGE 47, OF
RECORDS OF SURVEY, BEING NORTH 01°29'30" WEST.


REVISIONS			
DATE	NO.	DESCRIPTION	BY (CHK'D) APP

DESIGN BY: TT

DRAWN BY: AL/DD/CB

CHECKED BY: TT

DATE: 03-15-2022



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN STRUCTURAL,
MECHANICAL, PLUMBING, ELECTRICAL,
CIVIL, SURVEYING, ARCHITECTURAL
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ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

TRYFON TRYFONOPOULOS

03-15-2022
DATE

STATE COLLEGE TOWNHOMES

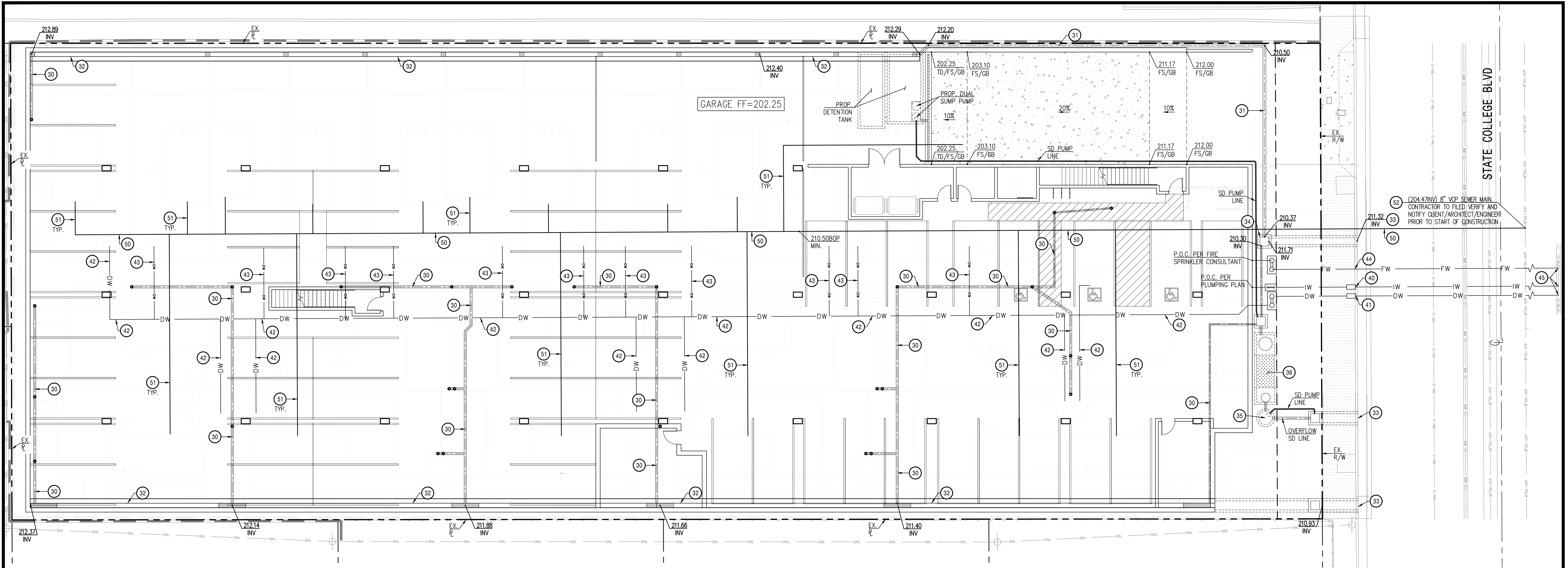
GRADING PLAN

245 N. STATE COLLEGE BLVD.
FULLERTON, CA 92831

DRAWING NO.
C02

SHEET: 2 OF 5

PROJECT NO.
2107079



STORM DRAIN CONSTRUCTION NOTES

- 30 FURNISH & INSTALL 4" STORM DRAIN LINE
- 31 FURNISH & INSTALL 8" STORM DRAIN LINE
- 32 CONSTRUCT 12" WIDE SD CHANNEL BOX
- 33 CONSTRUCT PARKWAY CULVERT
- 34 CONSTRUCT 24"x24" STORM DRAIN STRUCTURE
- 35 CONSTRUCT LIFT STATION WITH SD PUMP
- 36 FURNISH & INSTALL MODULAR WETLAND PER GRADING PLAN SHEET C02

NOTE:

PROPOSED STORM DRAIN LINE TO BE INSTALL ON GARAGE CEILING

WATER CONSTRUCTION NOTES

- 40 FURNISH & INSTALL 1" WATER SERVICE, METER, AND BACKFLOW DEVICE
- 41 FURNISH & INSTALL 6" WATER SERVICE, METER, AND BACKFLOW DEVICE
- 42 FURNISH & INSTALL 4" WATER LINE
- 43 FURNISH & INSTALL 1/2" WATER LINE & SUB-METER FOR EACH UNIT
- 44 FURNISH & INSTALL 6" FIRE WATER SERVICE AND DODA DEVICE
- 45 CONNECT TO EXISTING 10" WATER MAIN

NOTE:

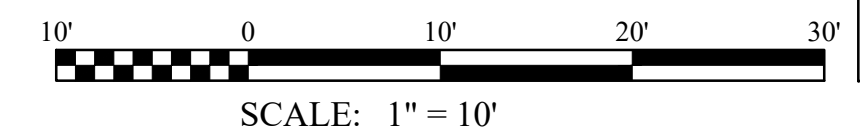
PROPOSED WATER LINE TO BE INSTALL ON GARAGE CEILING

SEWER CONSTRUCTION NOTES

- 50 FURNISH & INSTALL 6" SEWER LINE
- 51 FURNISH & INSTALL 4" SEWER LINE
- 52 CONNECT TO EXISTING 8" SEWER MAIN

NOTE:

PROPOSED SEWER LINE TO BE INSTALL ON GARAGE CEILING



BENCH MARK:

DESIGNATION: 20-36-99
ELEVATION: 218.538'
DESCRIPTION:
FOUND 3-3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "20-36-99" SET IN THE TOP OF THE SOUTHWEST CORNER OF A 4.5' X 29' CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST PART OF THE INTERSECTION OF STATE COLLEGE BOULEVARD AND CHAPMAN AVENUE; 125' NORTH OF HE CENTERLINE OF CHAPMAN AVENUE, 43' EAST OF THE CENTERLINE OF STATE COLLEGE BOULEVARD.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF RESERVOIR STREET, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 68, PAGE 47, OF RECORDS OF SURVEY, BEING NORTH 01°29'30" WEST.

REVISIONS			
DATE	NO.	DESCRIPTION	BY [CH/K]APP

DESIGN BY: TT

DRAWN BY: AL/DD/CB

CHECKED BY: TT

DATE: 03-15-2022



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN STRUCTURAL,
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CIVIL, SURVEYING, ARCHITECTURAL
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

TRYFON TRYFONOPOULOS

03-15-2022
DATE

STATE COLLEGE TOWNHOMES

UTILITY PLAN

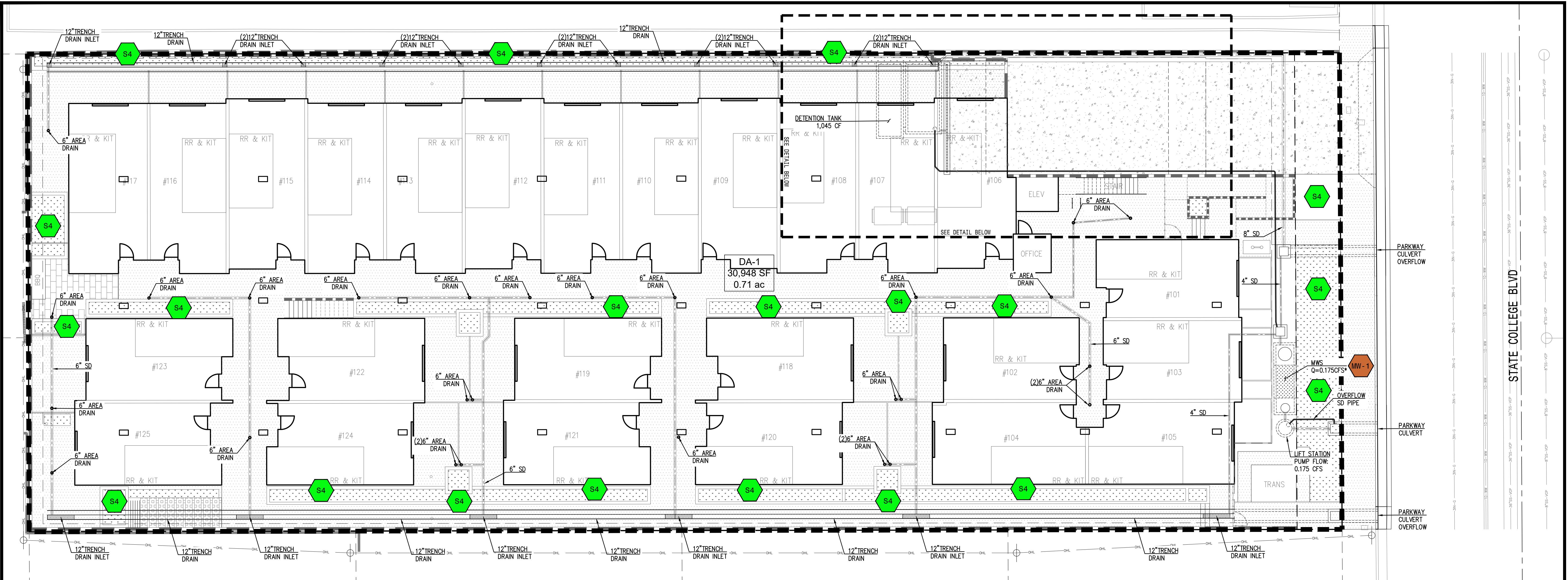
245 N. STATE COLLEGE BLVD.
FULLERTON, CA 92831

DRAWING NO.

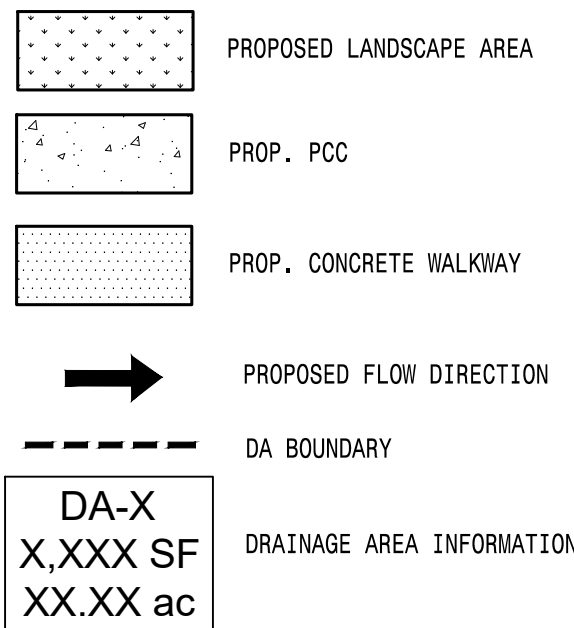
C03

SHEET: 3 OF 5

PROJECT NO.
2107079



LEGEND:



PERVIOUS AND IMPERVIOUS AREA

DA	IMPERVIOUS AREA	PERVIOUS AREA	TOTAL
1	30,354 SF (0.70 AC)	595 SF (0.01 AC)	30,948 SF (0.71 AC)

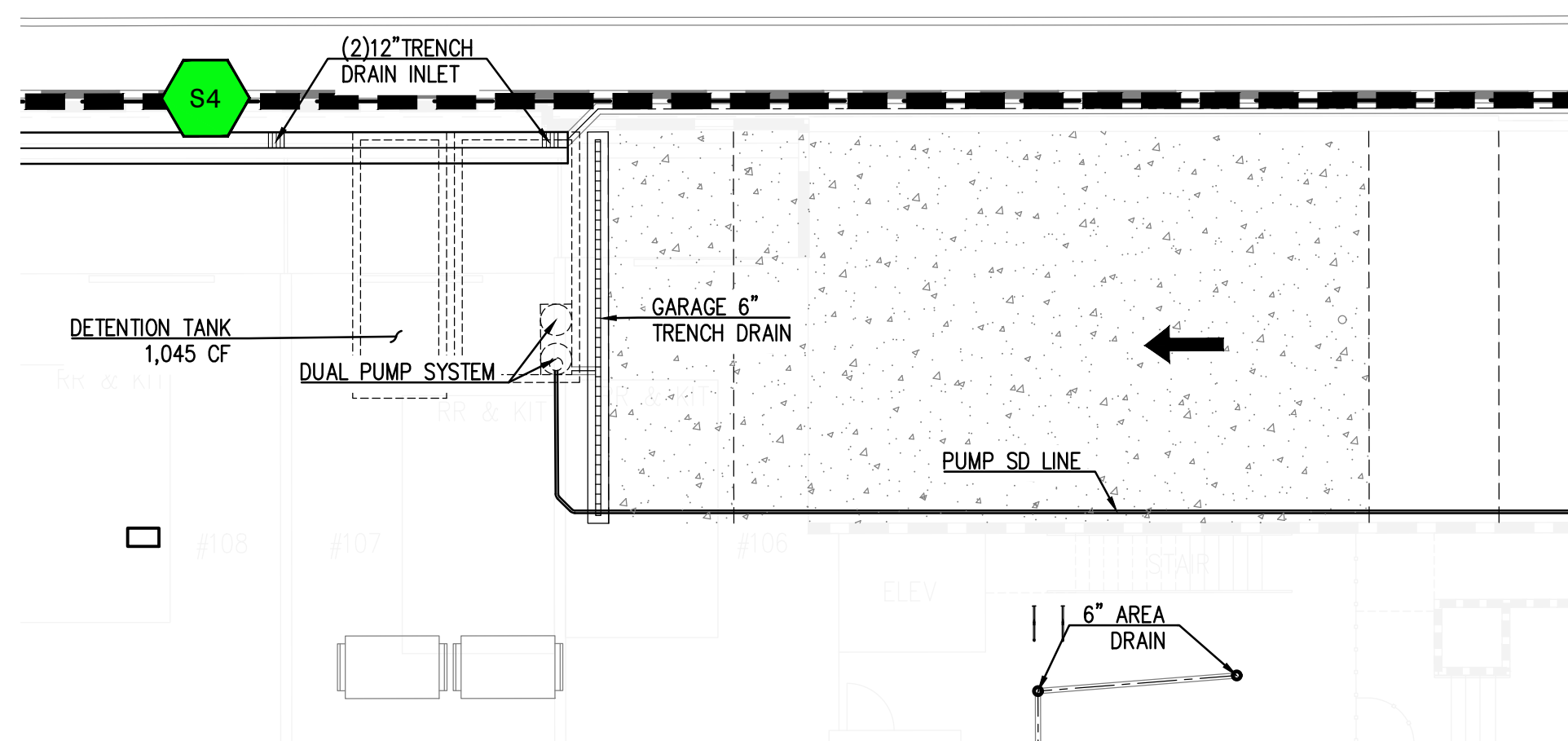
* MODULAR WETLANDS UNIT:
MODEL: MWS-L-4-15
REQUIRED FLOWRATE: 0.153 CFS
PROVIDED FLOWRATE: 0.175 CFS
CALCULATIONS CAN BE FOUND IN WOMP REPORT UNDER "ATTACHMENT G - WORKSHEETS"
BMP CROSS-SECTIONS CAN BE FOUND IN WOMP REPORT UNDER "ATTACHMENT C - EXHIBIT"

TREATMENT CONTROL BMP'S:

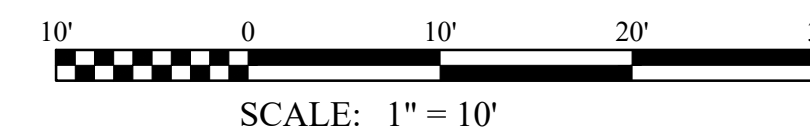
MW-1 MODULAR WETLANDS UNIT

STRUCTURAL CONTROL BMP'S:

S4 EFFICIENT IRRIGATION & LANDSCAPE DESIGN



DETAIL
SCALE: 1" = 10'



BENCH MARK:
DESIGNATION: 20-36-99
ELEVATION: 218.538'
DESCRIPTION: FOUND 3-3/4\"/>

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF RESERVOIR STREET, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 68, PAGE 47, OF RECORDS OF SURVEY, BEING NORTH 01°29'30\"/>

REVISIONS			
DATE	NO.	DESCRIPTION	BY (CHK'D)APP

DESIGN BY: TT

DRAWN BY: AL/DD/CB

CHECKED BY: TT

DATE: 03-15-2022



TRYFON TRYFONOPOULOS

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN STRUCTURAL,
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914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

03-15-2022
DATE

STATE COLLEGE TOWNHOMES
PRELIMINARY
WATER QUALITY MANAGEMENT PLAN

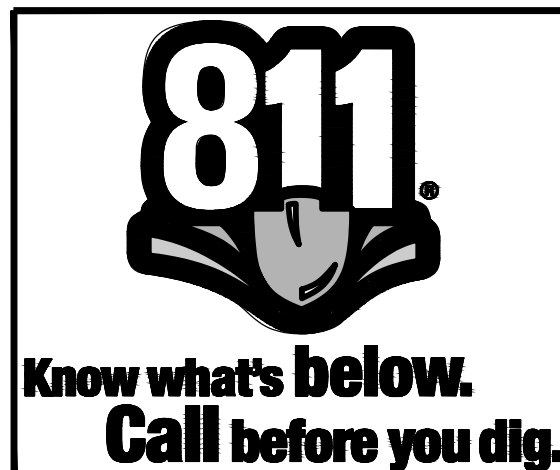
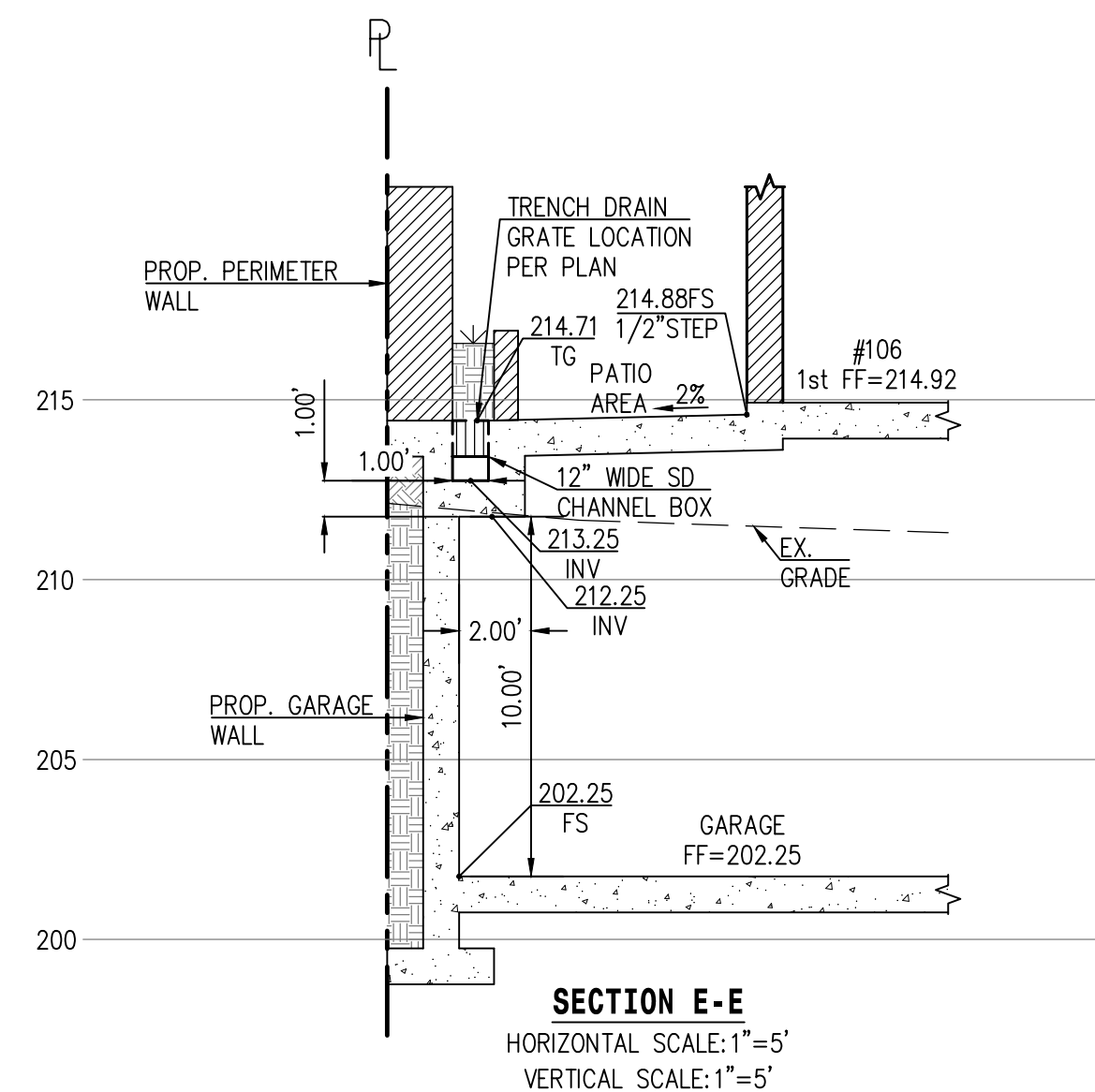
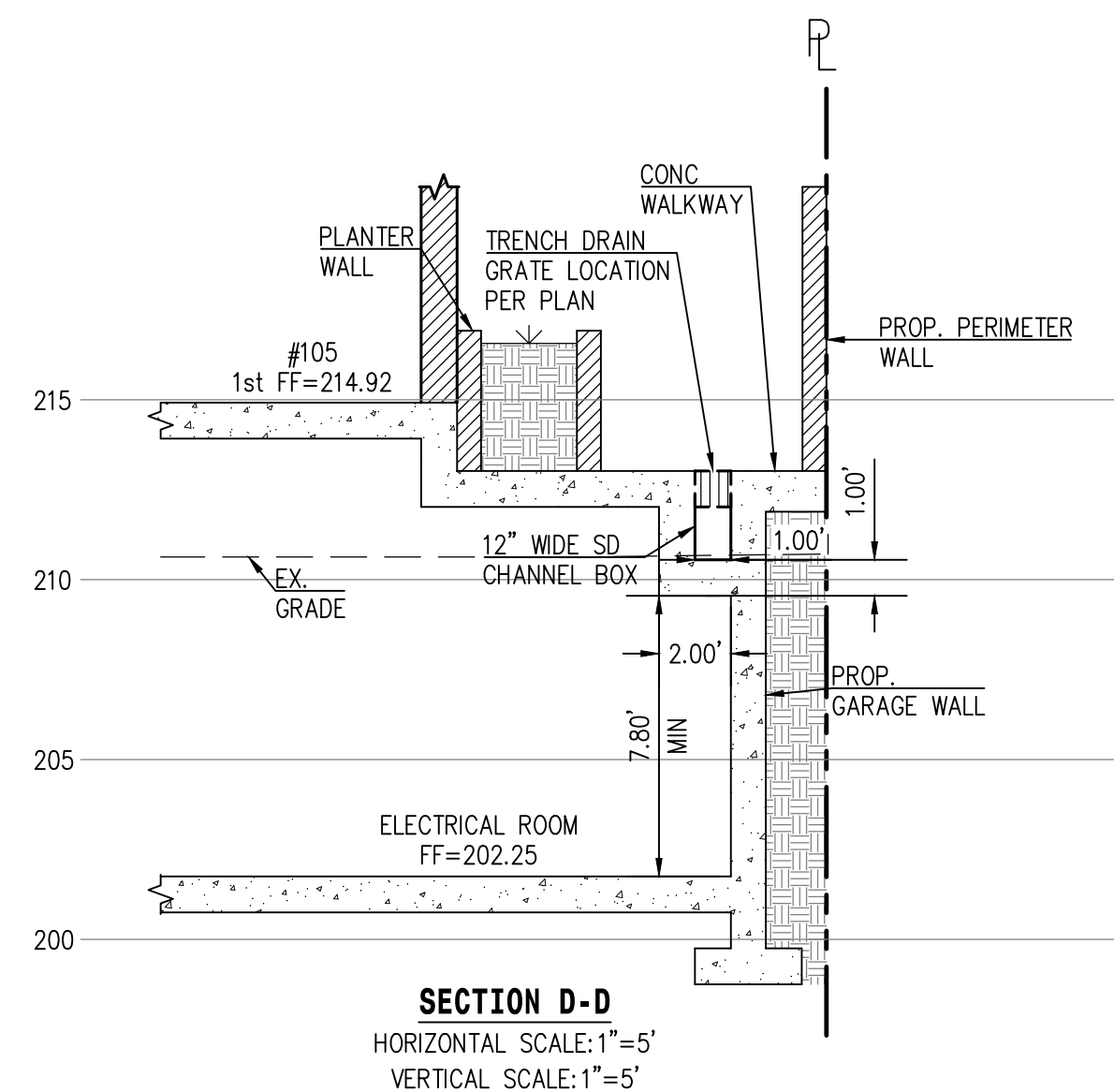
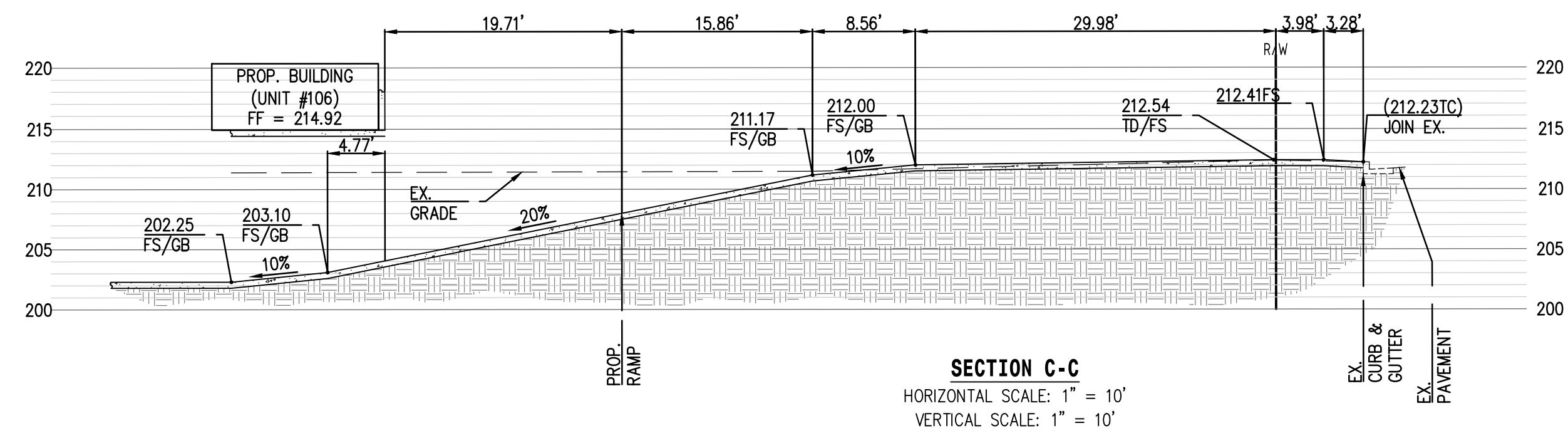
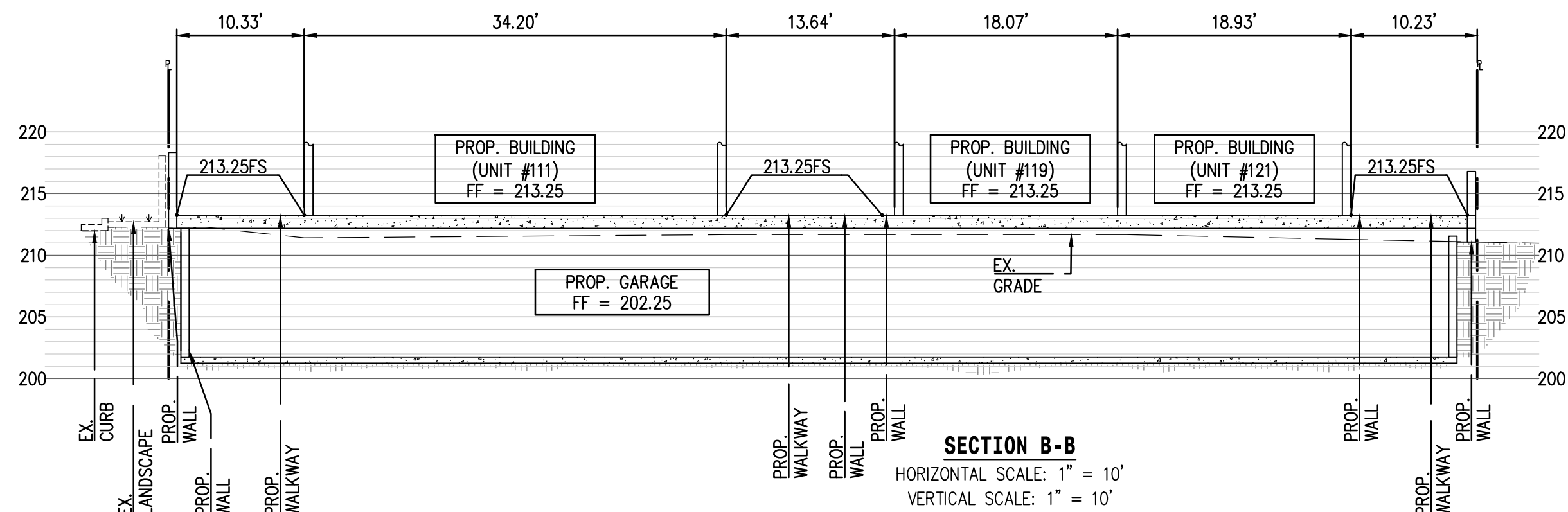
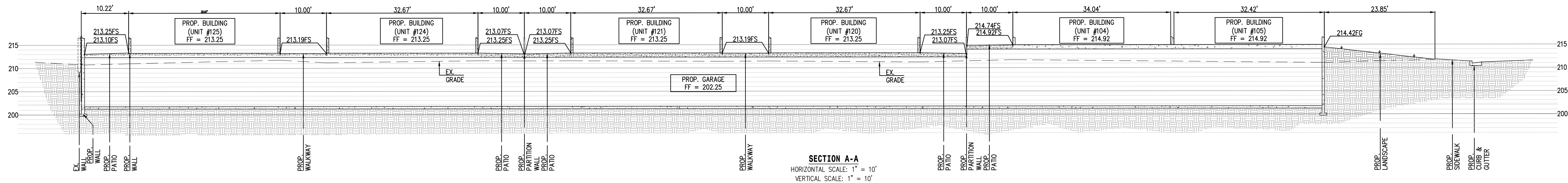
245 N. STATE COLLEGE BLVD.
FULLERTON, CA 92831

DRAWING NO.

C04

SHEET: 4 OF 5

PROJECT NO.
2107079



BENCH MARK:
DESIGNATION: 20-36-99
ELEVATION: 218.538'
DESCRIPTION: FOUND 3-3/4" O.S. ALUMINUM BENCHMARK DISK STAMPED "20-36-99" SET IN THE TOP OF THE SOUTHWEST CORNER OF A 4.5' X 29" CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST PART OF THE INTERSECTION OF STATE COLLEGE BOULEVARD AND CHAPMAN AVENUE; 125' NORTH OF THE CENTERLINE OF CHAPMAN AVENUE, 43' EAST OF THE CENTERLINE OF STATE COLLEGE BOULEVARD.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF RESERVOIR STREET, AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 68, PAGE 47, OF RECORDS OF SURVEY, BEING NORTH 01°29'30" WEST.

REVISIONS			
DATE	NO.	DESCRIPTION	BY (CHK)APP

DESIGN BY: TT

DRAWN BY: AL/DD/CB

CHECKED BY: TT

DATE: 03-15-2022

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, SURVEYING, ARCHITECTURAL
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

Tryfon Tryfonopoulos
TRYFON TRYFONOPOULOS
03-15-2022
DATE

STATE COLLEGE TOWNHOMES

SECTIONS

245 N. STATE COLLEGE BLVD.
FULLERTON, CA 92831

DRAWING NO.
C05

SHEET: 5 OF 5

PROJECT NO.
2107079



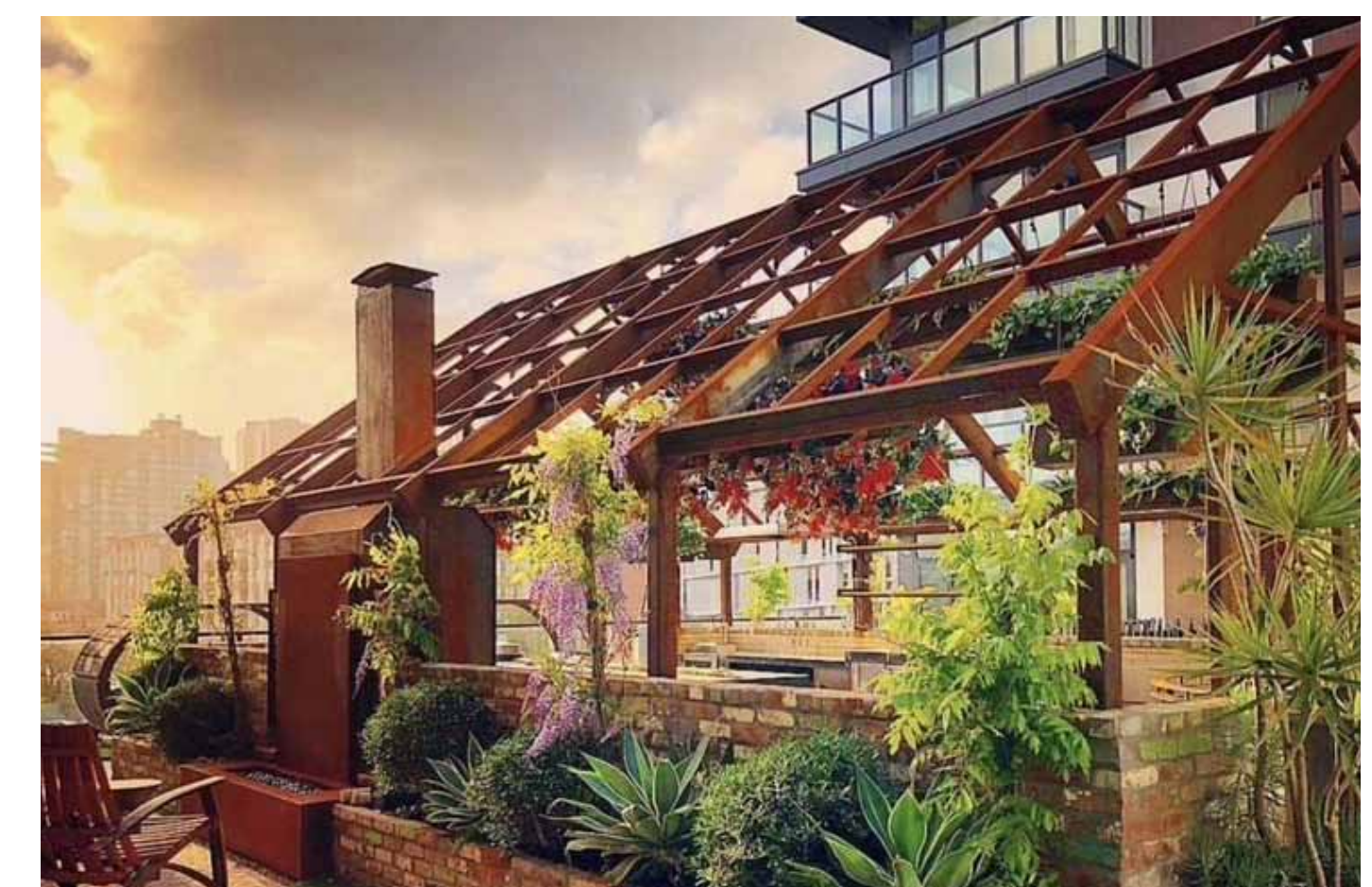
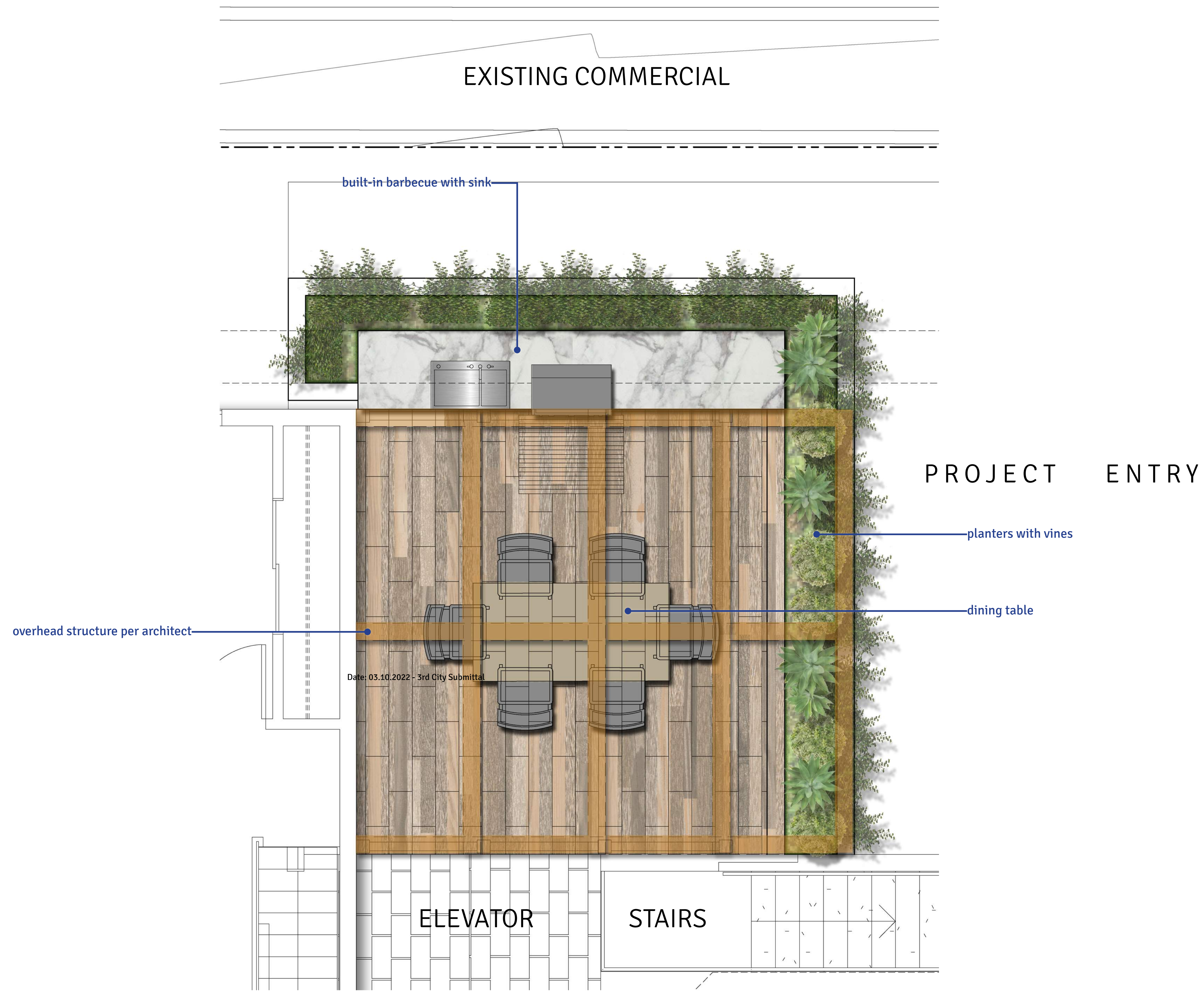
TOTAL PROJECT LANDSCAPE AREA:
2,858 S.F.

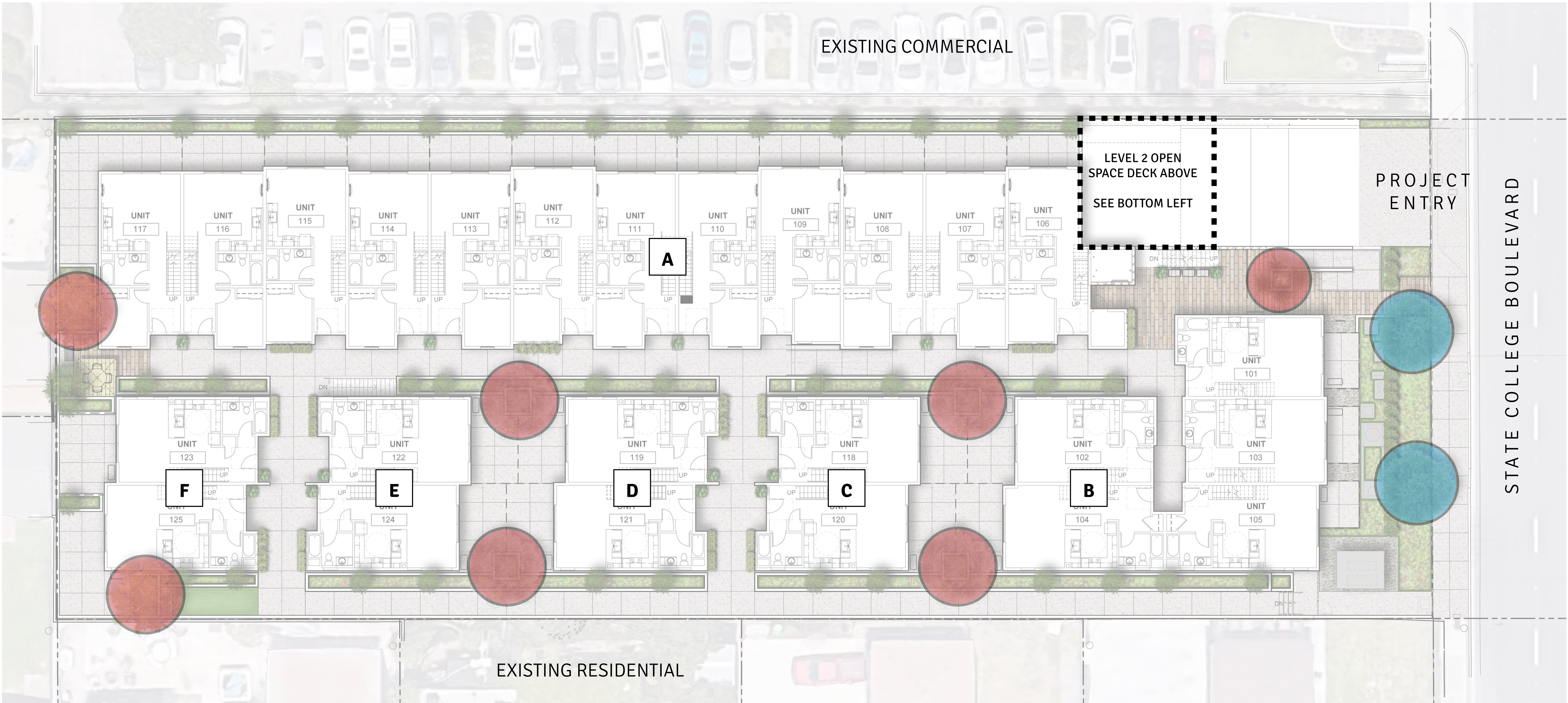


245 STATE COLLEGE TOWNHOMES - FULLERTON, CA

GEOTECH DEVELOPMENT CORPORATION

Conceptual Landscape Plan L.1.1






SHRUB PLANTING LEGEND, CONTINUED

SHRUBS - 1 GAL. MIN. SIZE

	Juncus patens	Gray rush
	Muhlenbergia rigens	Deergrass
	Olea europaea 'Little Ollie'	Little Ollie Olive
	Pittosporum 'Compactum'	Compact pittosporum
	Pittosporum 'Golf Ball'	Golf Ball pittosporum
	Rosmarinus 'Huntington Carpet'	Rosemary
	Sansevieria trifasciata	Snake plant
	Sesleria autumnalis	Autumn Moor Grass
	Westringia fruticosa	'Smokey' Coast rosemary
	Zamia furfuracea	Cardboard palm

SHRUB PLANTING LEGEND

SHRUBS - 1 GAL. MIN. SIZE

	Acacia cognata 'Cousin It'	Cousin It Acacia
	Aeonium urbicum	Salad bowl
	Agave attenuata	Foxtail Agave
	Agave 'Blue Flame'	Blue Flame Agave
	Asparagus densiflorus 'myersii'	Asparagus fern
	Carex divulsa	European Sedge
	Chondropetalum tectorum	Cape Rush
	Cordyline 'Soledad'	Soledad Cordyline
	Dianella revoluta 'Little Rev'	Little Rev Flax Lily
	Dianella tasmanica 'variegata'	Variegated Flax Lily

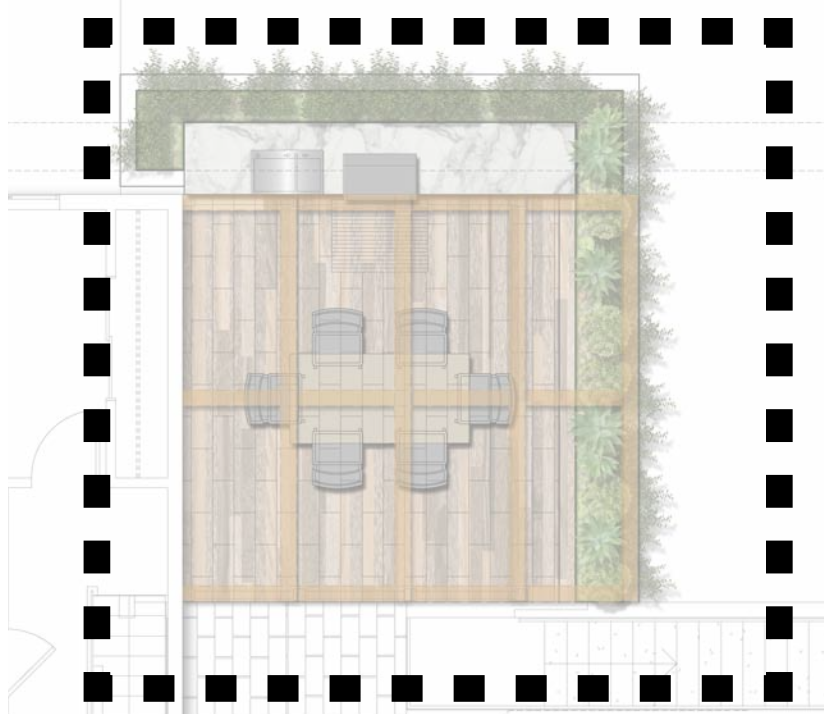
TREE PLANTING LEGEND

STREET TREES - 24" BOX MIN. SIZE

Selection to be coordinated with City Arborist

ONSITE TREES - 24" BOX MIN. SIZE

Arbutus 'Marina'	Hybrid Strawberry tree
Dracaena draco	Dragon tree
Dracaena marginata	Dragon tree
Laurus nobilis	Bay laurel
Olea europaea	Olive - Fruiting & Fruitless Varieties
Podocarpus gracilior	Fern Pine
Rhus lancea	African sumac
Tristania laurina	Water gum



LEVEL 2 OPEN SPACE DECK

245 STATE COLLEGE TOWNHOMES - FULLERTON, CA

GEOTECH DEVELOPMENT CORPORATION

Conceptual Planting Plan L.2.1



Hybrid Strawberry tree
Arbutus 'Marina'



Bay laurel
Laurus nobilis



Olea europaea
Olive - Fruiting & Fruitless Varieties



Dragon trees
Dracaena draco



Dragon tree
Dracaena marginata



Fern Pine
Podocarpus gracilior



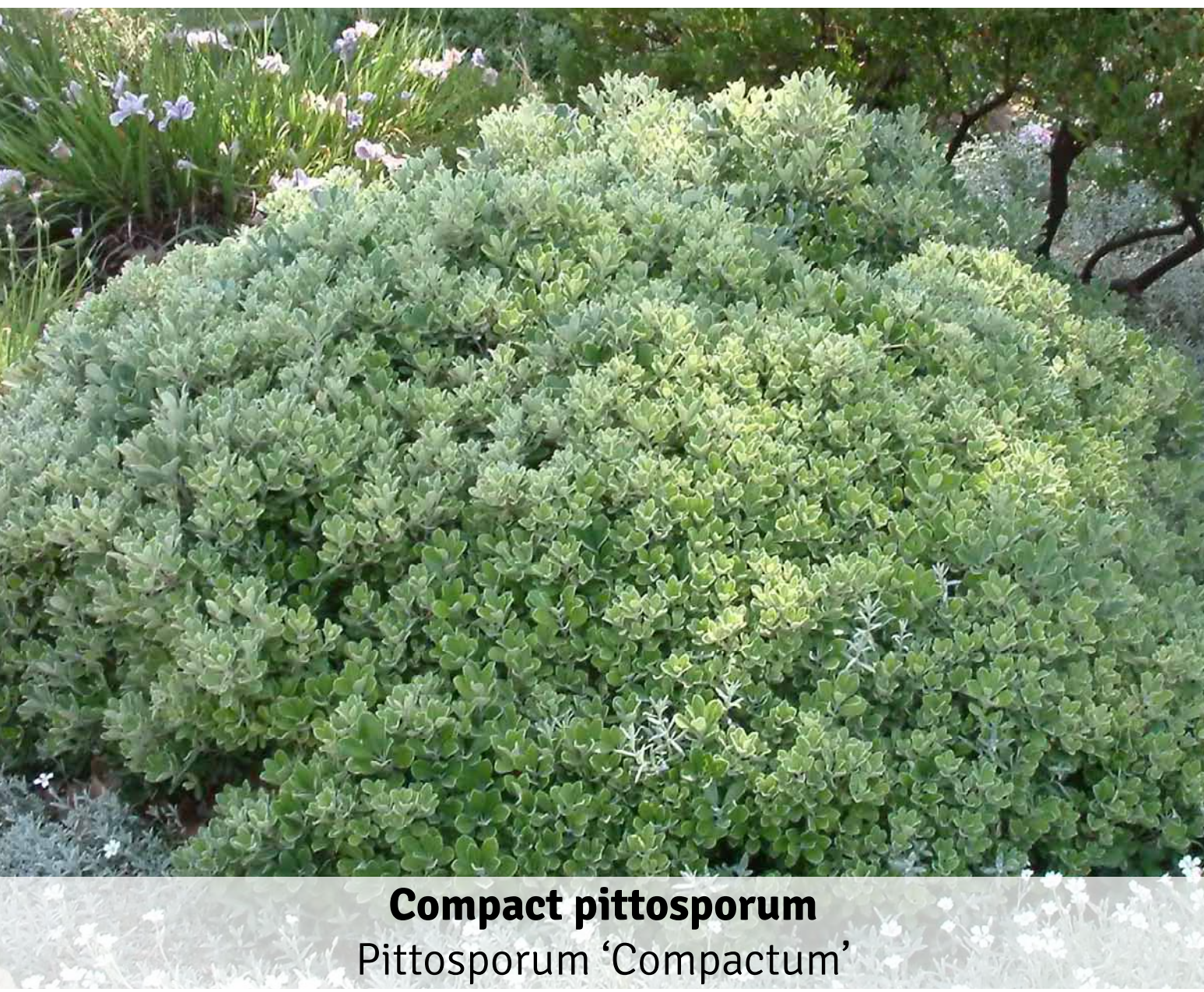
Water gum
Tristania laurina



African sumac
Rhus lancea



Golf Ball pittosporum
Pittosporum 'Golf Ball'



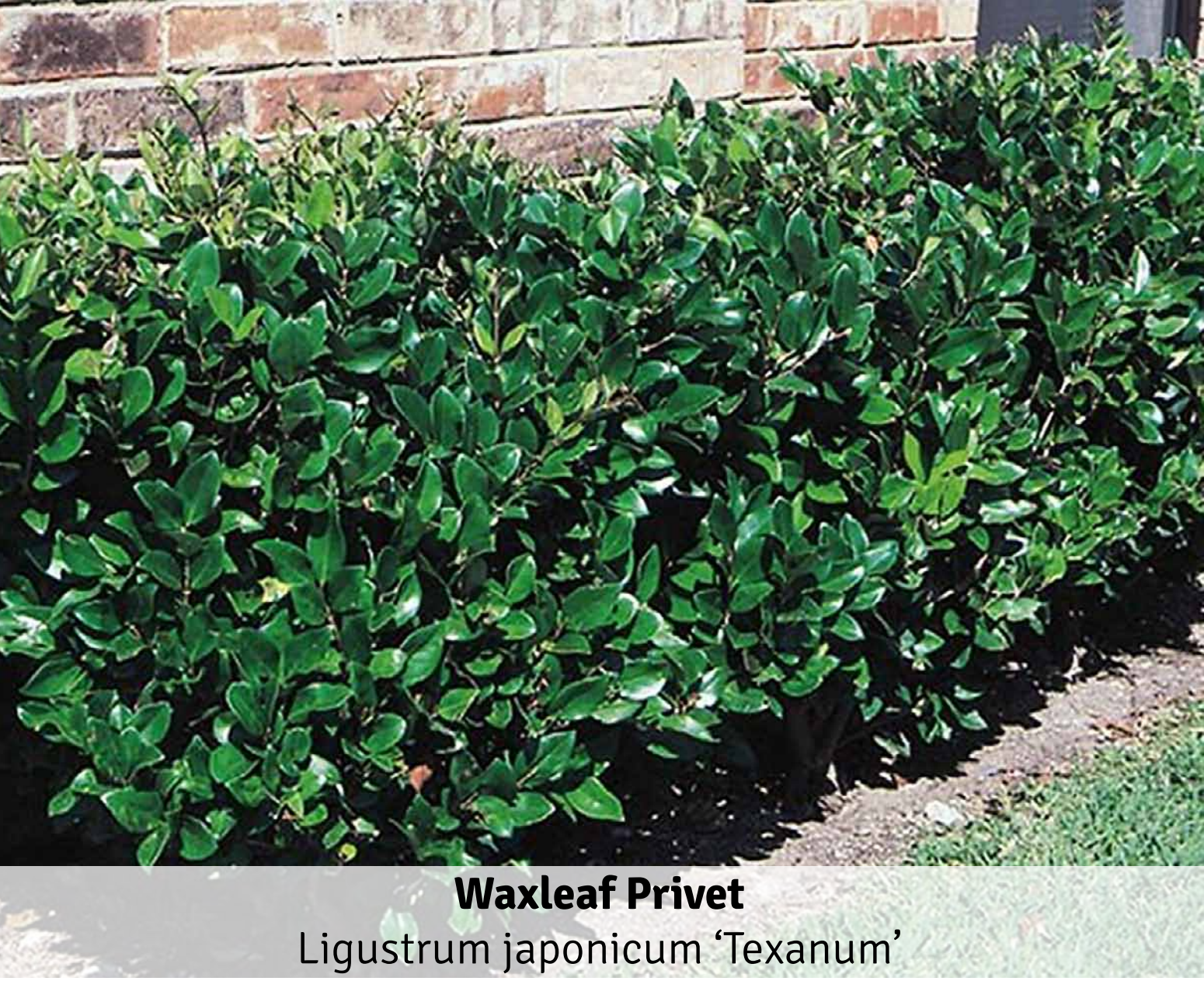
Compact pittosporum
Pittosporum 'Compactum'



Blue Flame Agave
Agave 'Blue Flame'



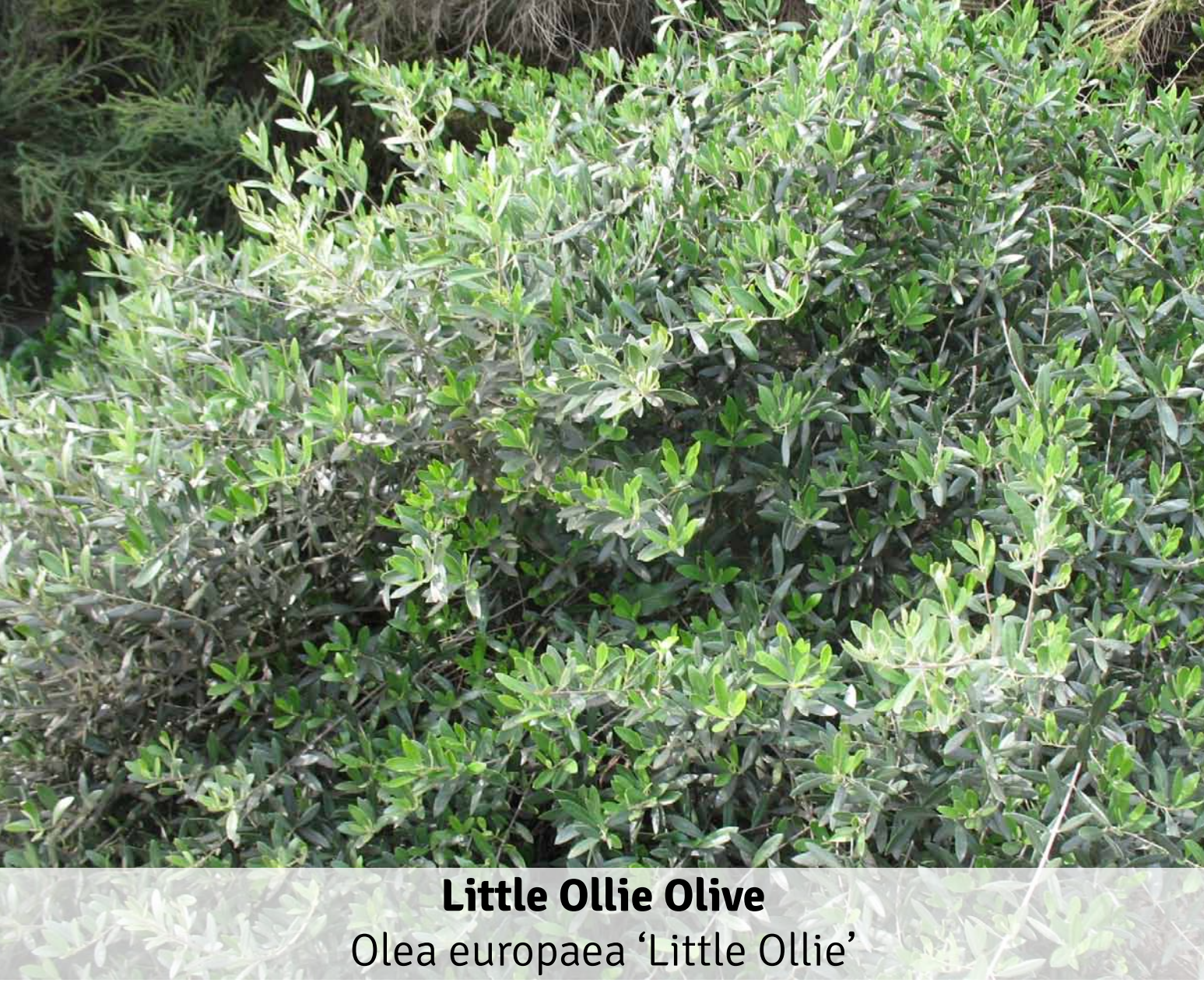
Foxtail Agave
Agave attenuata



Waxleaf Privet
Ligustrum japonicum 'Texanum'



Coast rosemary
Westringia fruticosa 'Smokey'



Little Ollie Olive
Olea europaea 'Little Ollie'



Cardboard palm
Zamia furfurata



Aeonium urbicum
Salad bowl



Cape Rush
Chorodretalum tectorum

WQ PLANT



Rosemary
Rosmarinus 'Huntington Carpet'



Cousin It Acacia
Acacia cognata 'Cousin It'



Snake plant
Sansevieria trifasciata



Asparagus fern
Asparagus densiflorus 'myersii'



European Sedge
Carex divulsa

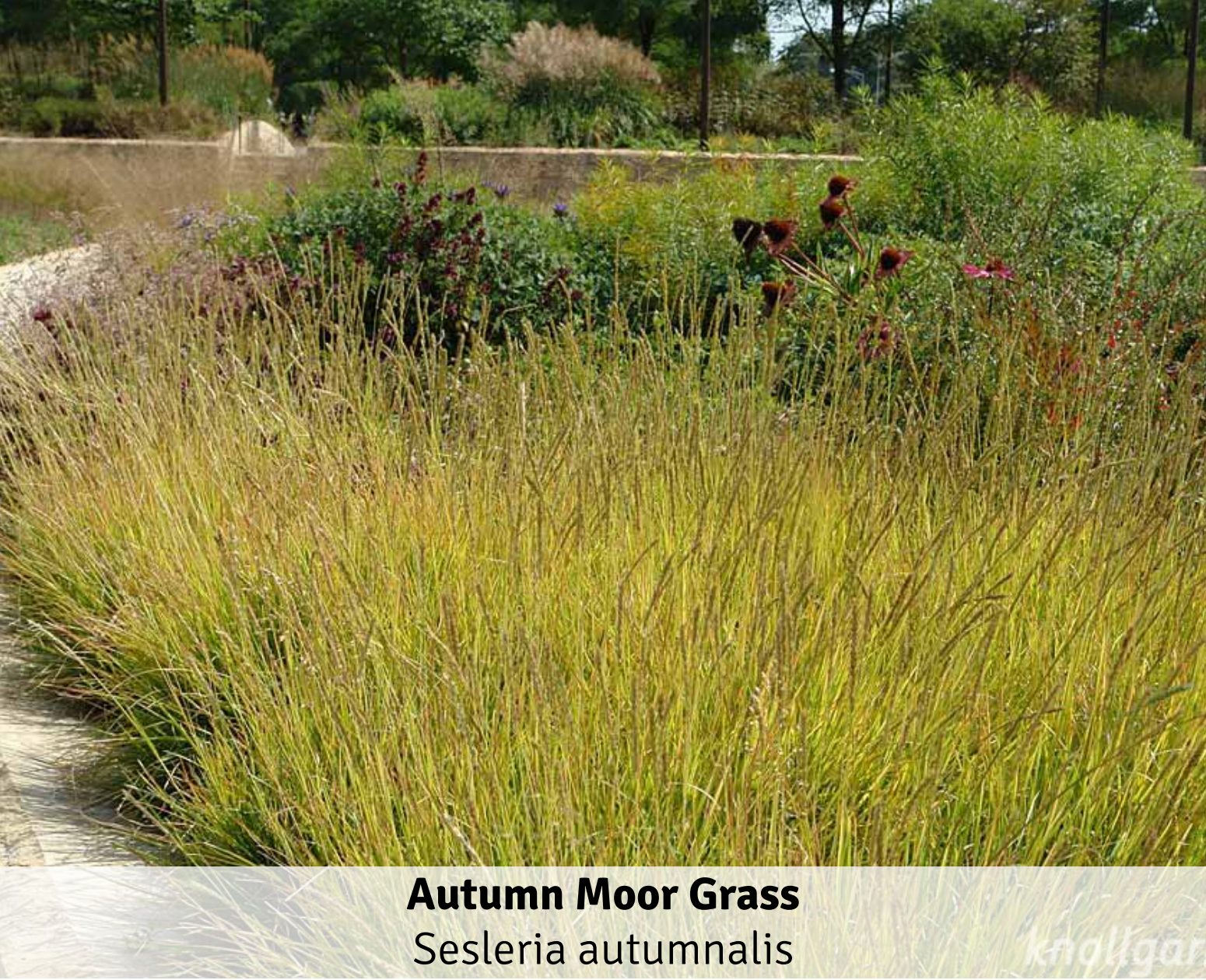
WQ PLANT



Variegated Flax Lily
Dianella tasmanica 'variegata'



Little Rev Flax Lily
Dianella revoluta 'Little Rev'



Autumn Moor Grass
Sesleria autumnalis



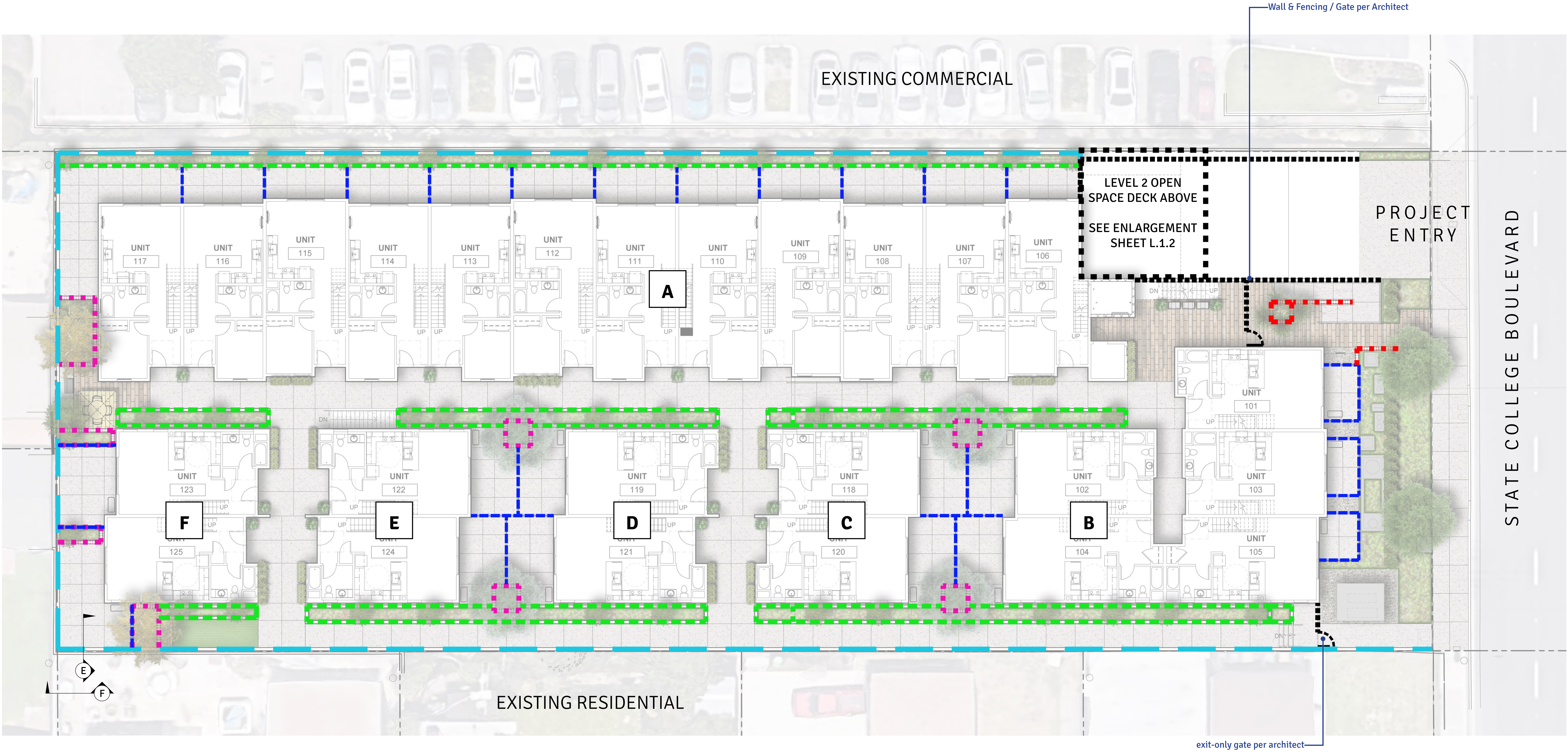
Soledad Cordyline
Cordyline 'Soledad'

245 STATE COLLEGE TOWNHOMES - FULLERTON, CA

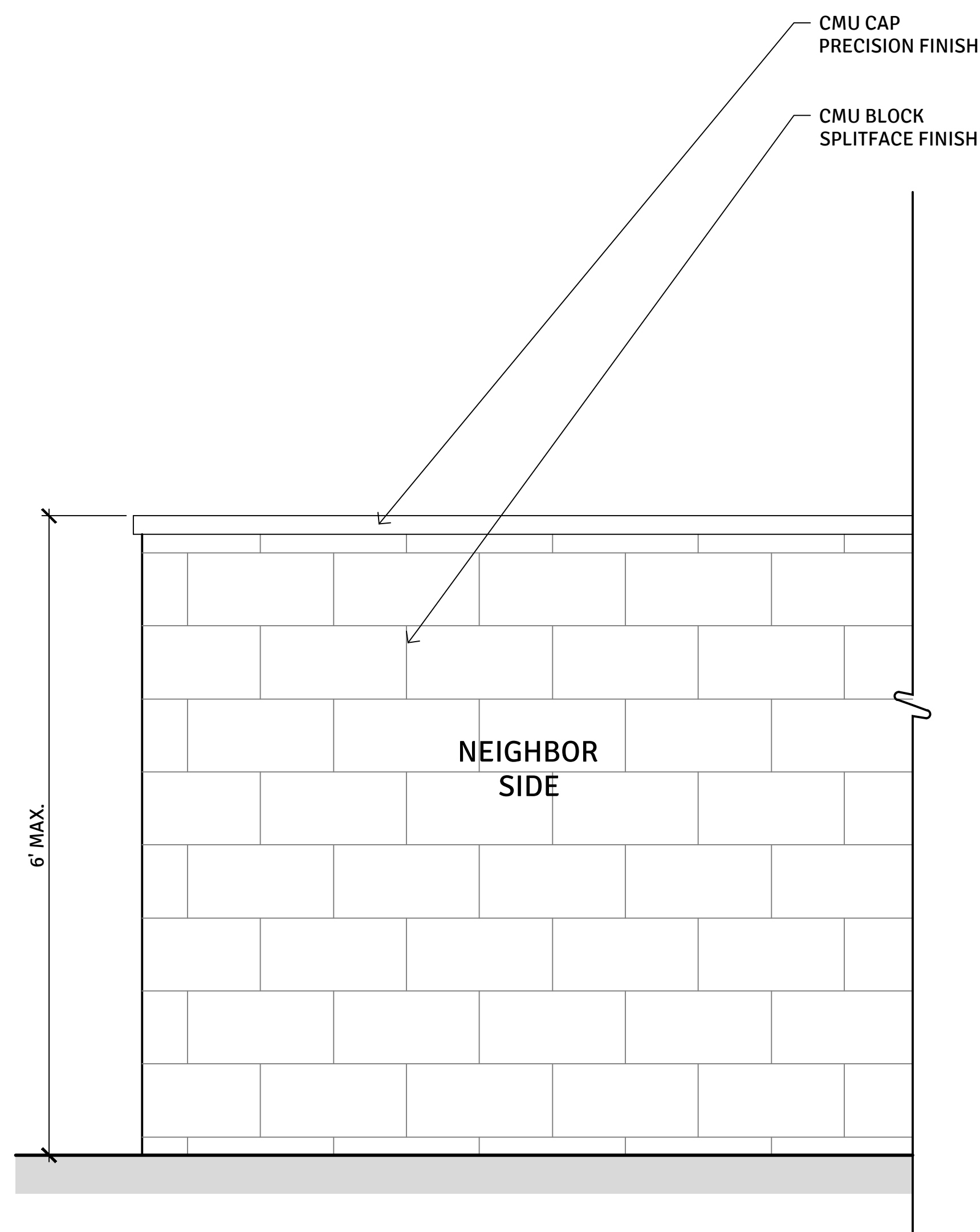
GEOTECH DEVELOPMENT CORPORATION

Plant Palette - Shrubs L.2.3

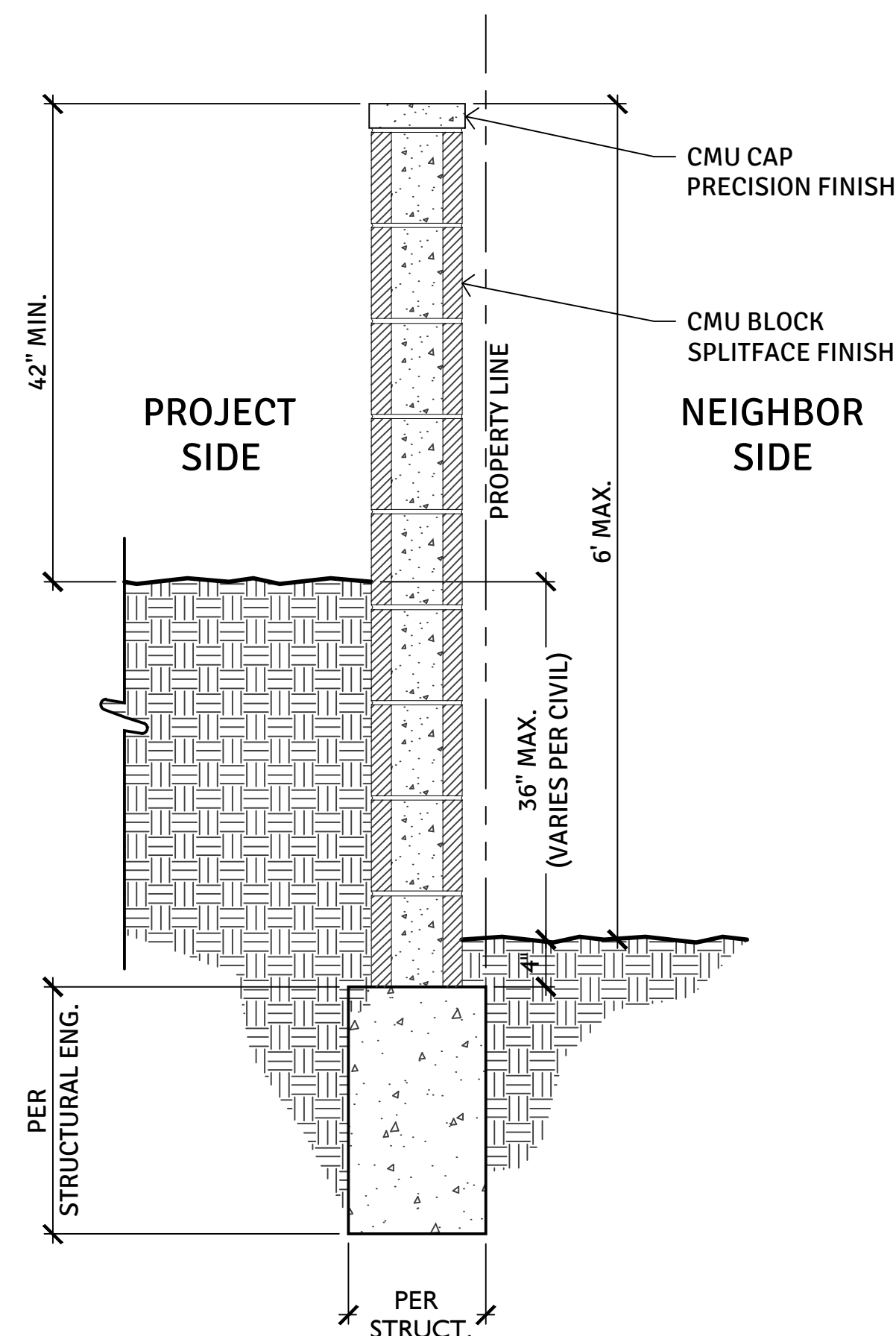
CALIFORNIA WILD
LANDSCAPE ARCHITECTURE
akoutzoukis@gmail.com | 714.519.1027



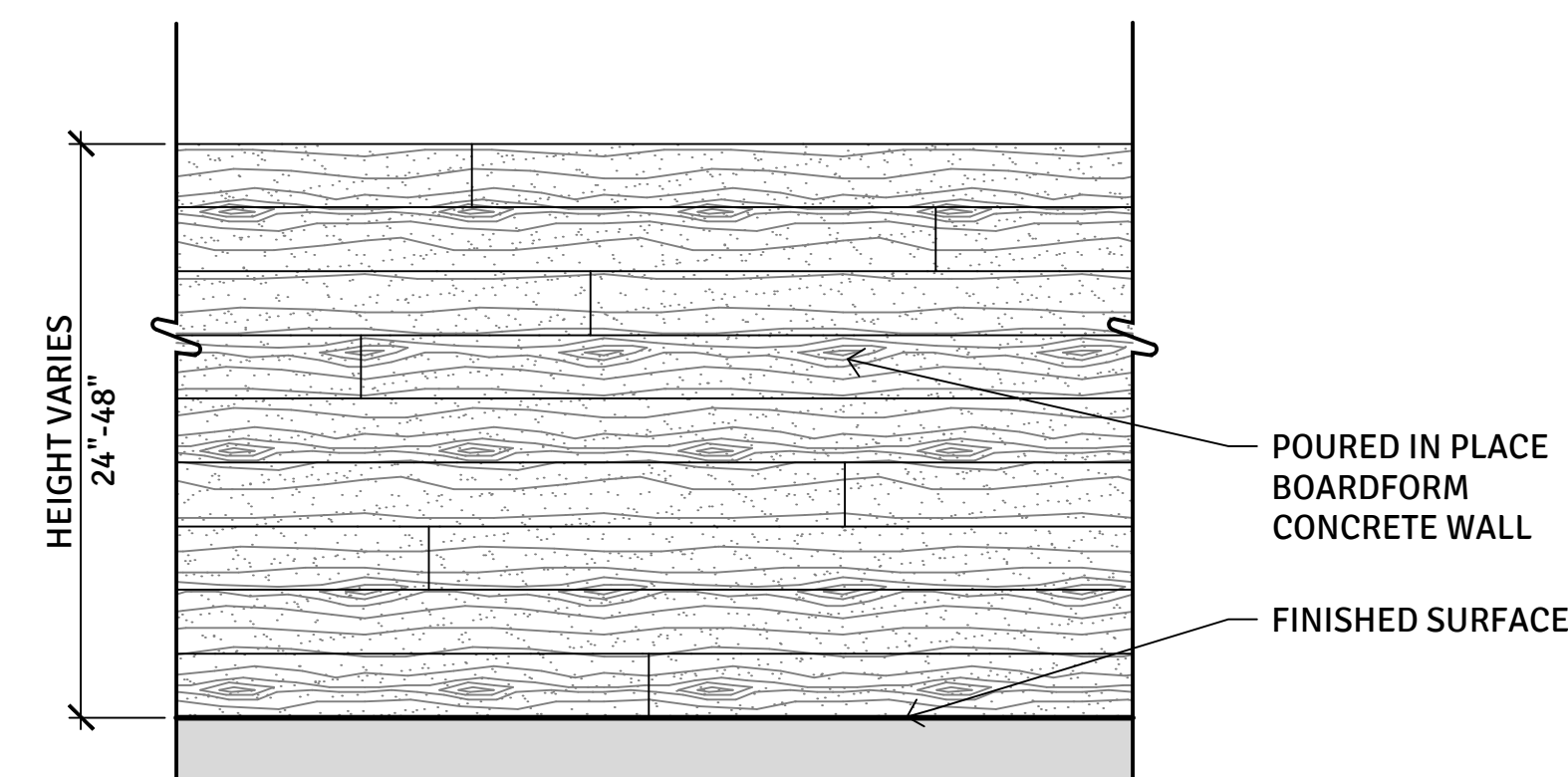
WALL AND FENCE LEGEND:		DETAIL
	RAISED PLANTER - HEIGHT VARIES 24" TO 48" BOARDFORM CONCRETE CONCRETE PER CONTRACTOR	A, L.5
	RAISED PLANTER - 42" HEIGHT BURNISHED CMU BLOCK BY ORCO OR EQUIVALENT	B, L.5
	RAISED PLANTER - HEIGHT VARIES 24" TO 48" BURNISHED CMU BLOCK BY ORCO OR EQUIVALENT	B, L.5
	SCREEN FENCE - 6' HEIGHT TOTAL WOOD - NATURAL, COMPOSITE, OR ALUMINUM	C&D, L.5
	6' HT. MAX. BLOCK WALL SPLITFACE CMU BLOCK BY ORCO OR EQUIVALENT	E&F, L.5



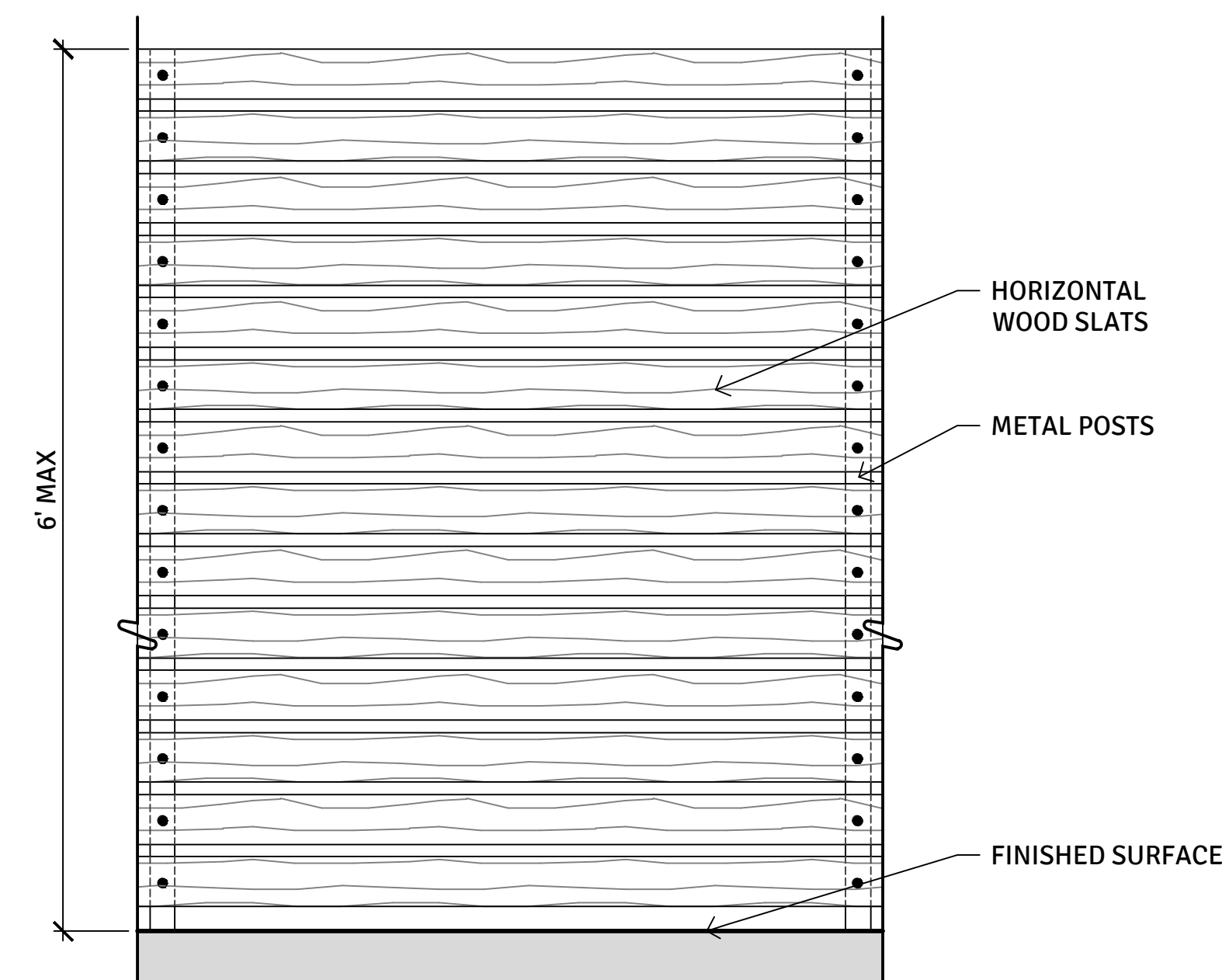
F PERIMETER BLOCK WALL ELEVATION 1" = 1'-0"



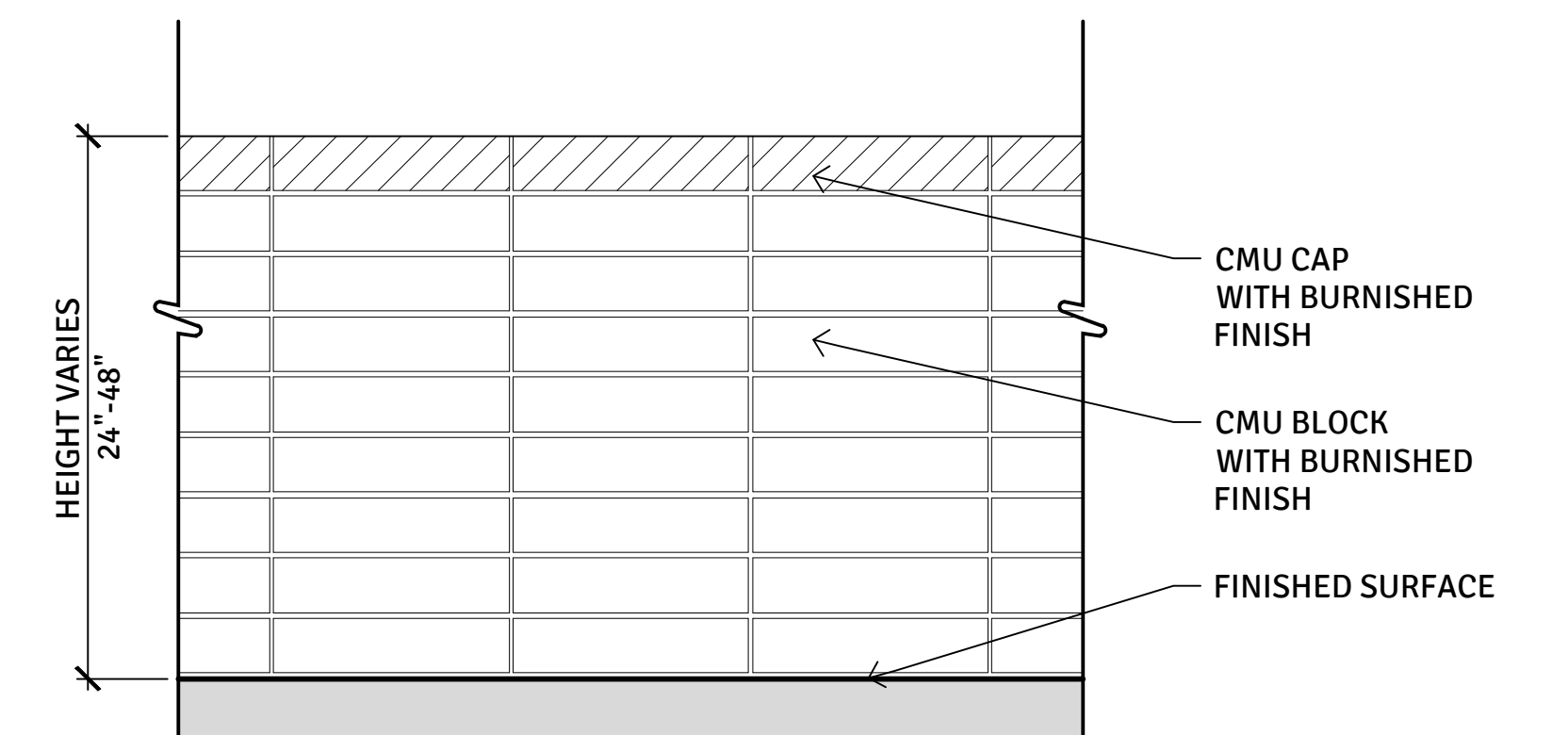
E PERIMETER BLOCK WALL CONCEPTUAL SECTION 1" = 1'-0"



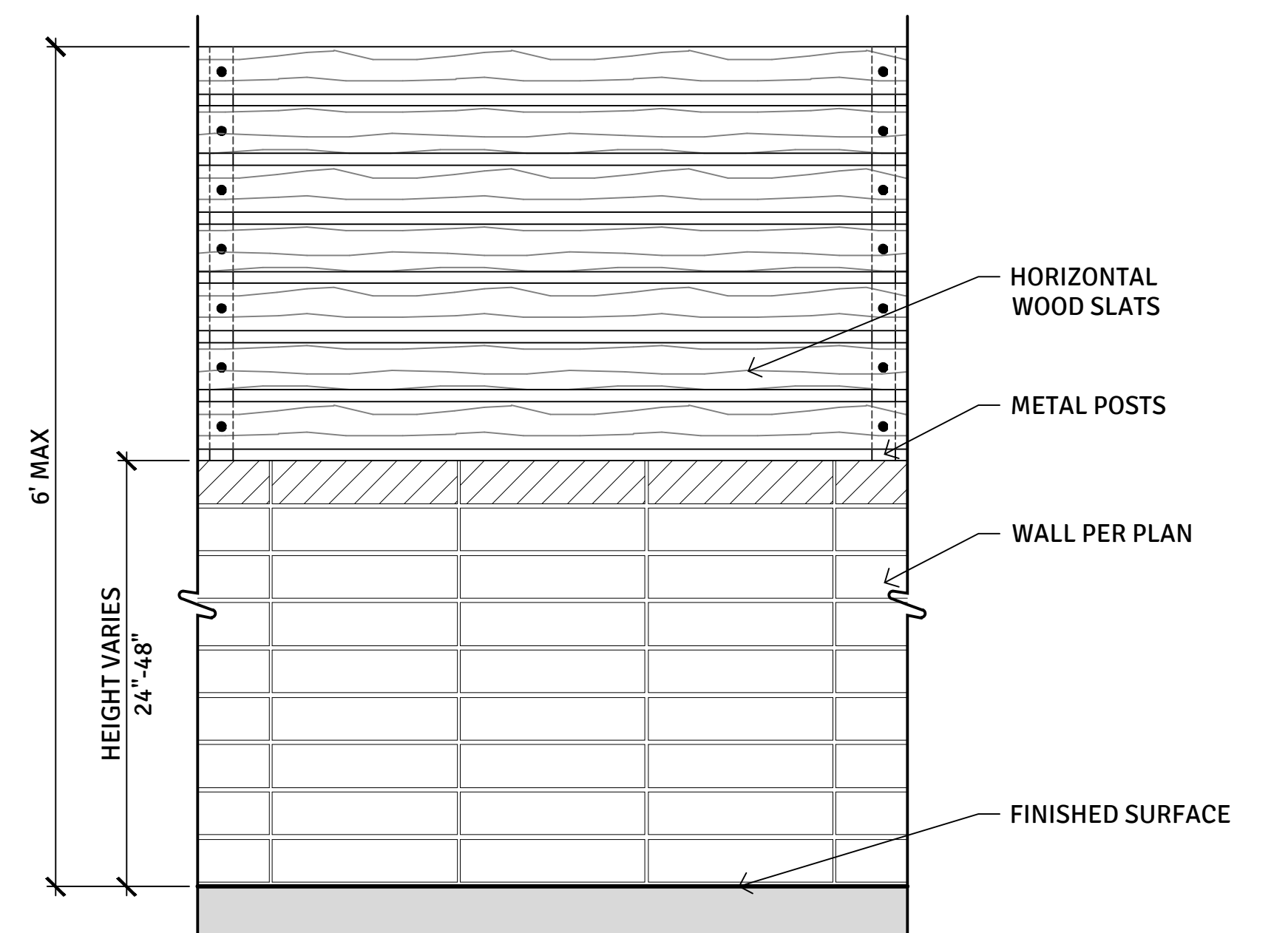
B RAISED PLANTER WITH BOARDFORM FINISH 1" = 1'-0"



D WOOD SCREEN FENCE 1" = 1'-0"



A RAISED PLANTER WITH CMU BLOCK 1" = 1'-0"



C WOOD SCREEN FENCE ON PLANTER WALL 1" = 1'-0"

MEMORANDUM

February 9, 2023

To:Edgardo Caldera
Senior Planner
City of Fullerton**From:**Alia Hokuki, AICP
Senior Project Manager
Psomas**Subject:** Substantial Evidence for Notice of Exemption for the State College Townhomes Project

SECTION 15332, IN-FILL DEVELOPMENT (CLASS 32) CRITERIA

Section 15332, In-Fill Development Projects (Class 32), applies to the proposed State College Townhomes Project (Project). Class 32 consists of environmentally benign infill projects that are consistent with the General Plan and Zoning designations and requirements. This class of projects are characterized as in-fill development meeting the following conditions:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

PROJECT DESCRIPTION

The proposed Project involves construction of 25 two-story multi-family rental units, over one level of subterranean garage parking in the City of Fullerton (City). The Project utilizes density bonus and will dedicate three units to very low-income households. The proposed residences consist of four 3-bedroom units, eight 3-bedroom plus private roof deck units, and thirteen 2-bedroom units all with private outdoor terraces.

The 0.71-acre Project site is located at 245 North State College Boulevard within an urbanized portion of the City. The Project site is currently developed with two single-story residential structures and one accessory structure. Access to the property is off State College Boulevard. The Project site is bound to the west and south by single-family residential properties, to the north by a commercial restaurant/parking lot, and to the east by State College Boulevard.

CITY OF FULLERTON GENERAL PLAN LAND USE MAP AND GUIDELINES

The City's Zoning designation for the Project site is Garden-Type Multiple-Family Residential (R-G) (City of Fullerton 2022a).

Land Use: The City's General Plan, The Fullerton Plan, allows for the development of a variety of residential land uses within R-G designation, including but not limited to Single Family, Two Family, and

Edgardo Caldera,
March 31, 2023
Page 2

Multi-family housing (City of Fullerton 2012). The Project proposes development of multi-family housing, consistent with this designation.

Density: The Fullerton Plan specifies a maximum density of 15.1 dwelling units (DU)/Acre for developments within R-G Zones; however, the Project would utilize a density bonus, dedicating three units to very low-income households. Without a density bonus, the Project would be allowed to develop 19 units with subterranean parking; however, the density bonus, a 35 percent density increase, allows for the development of up to 26 units. The Project currently proposes development of 25 units, consistent with the allowable density for the Project site.

Lot Coverage: The R-G Zoning allows for 60 percent maximum lot coverage. The Project with a total square footage of 17,527 within the 30,947-square-foot site represents a 56.6 percent coverage of the Project site. This is consistent with the maximum allowable lot coverage identified in The Fullerton Plan.

Open Space: The Fullerton Plan requires projects to provide 800 square feet (sf) of open space for each 2-bedroom unit and 1000 sf for each 3-bedroom unit; as proposed, this would require a total of 22,400 sf of open space for the Project. However, as part of the Project's density bonus, the Project, has requested a reduction of 29 percent in open space requirements (i.e., 6,496 sf) resulting in a requirement of 15,904 sf. As proposed, the Project would provide a total of 15,930 sf of open space. This would be consistent with the open space requirements specific to the proposed Project.

Height: The maximum allowable building height for R-G Zoned developments is 20 ft/1 story if within 50 ft of R-1 property. While the Project site is within 50 ft of R-1 property, the Project's density bonus includes an incentive allowing for maximum building height of 2 stories. The Project proposes 25 two-story residential units, consistent with the allowable height specific to the proposed Project.

Parking: The City's parking requirements for projects within R-G Zones of the City are 1.75 garage spaces plus 0.75 space open guest parking for 2-bedroom unit and 2 garage spaces plus 1 space open guest parking for units with 3 or more bedrooms. However, as part of the Project's density bonus, Project's specific parking requirements are as follows:

- 2 Spaces Per 2- or 3-Bedroom Unit: 22 units X 2 spaces = 44 Spaces
- 0.5 Spaces Per Very Low-Income Unit: 3 units X 0.5 space = 1.5 Spaces
- Total Spaces Required per Density Bonus: 46 Spaces

The proposed Project will provide a total of 56 assigned parking spaces and 6 guest parking spaces, exceeding the parking requirements applicable to the Project.

As described above, there would be no conflict with City land use designation, requirements, and development standards.

Edgardo Caldera,
March 31, 2023
Page 3

SECTION 15300.2–EXCEPTIONS CRITERIA

Categorical Exemptions are subject to the additional conditions described in Section 15300.2, Exceptions, of the State CEQA Guidelines, as follows:

Location

“(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.”

This exception is not applicable to the Class 32 Categorical Exemption. Nevertheless, it is noted the Project site does not contain a designated, mapped, or adopted environmental resource of hazardous or critical concern.

Cumulative Impacts

“(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.”

Based on review of the City Planning Department’s active development projects and the City’s Public Works Department’s Capital Improvement Projects under construction, there are no active development projects within one-half mile of the Project site (City of Fullerton 2020, City of Fullerton 2023a). However, there are two planned or active capital improvement projects within 1 mile of the Project site. Additionally, based on a review of the City Planning Department’s list of development activity in the City, there is one project within one-half mile of the Project site currently undergoing plan check engineer review and there are two projects within one mile of the Project site either undergoing plan check engineer review or pending construction (City of Fullerton 2023b). Cumulative project locations, types, and status are detailed in Table 1 below.

Edgardo Caldera,
March 31, 2023
Page 4

TABLE 1
DEVELOPMENT PROJECTS IN THE CITY OF FULLERTON

Name	Location	Distance from Project Site	Development Type	Status
Hub Fullerton	2601, 2701, and 2751 E Chapman Avenue	0.4 mile northeast	Student Oriented Housing	Undergoing Plan Check Engineer Review
Goodman Logistics	2001 E Orangethorpe Avenue	0.8 mile southwest	Industrial Development	Entitlements are Complete
Orangethorpe Avenue – State College to Placentia Avenue*	Orangethorpe Avenue – State College to Placentia Avenue	0.9 mile south	Infrastructure	Design Phase
Orangethorpe Avenue WMR – Acacia to State College*	Orangethorpe Avenue WMR – Acacia to State College	0.9 mile south	Infrastructure	Construction Phase
Rexford Via Burton Fullerton Project	1901 Via Burton	1 mile southwest	Industrial Development	Undergoing Plan Check Engineer Review
*Capital Improvement Project Source: City of Fullerton				

While four of the five projects listed above, are more than one-half mile from the site, the Hub Fullerton Project is less than one-half mile from the Project site. However, given that construction activities of the Project and the Hub Fullerton Project are not anticipated to occur concurrently and that the Project would result in nominal increase in vehicular trips long-term, the Project contribution to potential cumulative impacts would be less than significant.

Significant Effects (unusual circumstances)

“(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.”

The Project would not have a significant effect on the environment due to unusual circumstances, as demonstrated below. Neither the Project site, nor the proposed Project, has any features or characteristics that would distinguish it from other in-fill projects in an urban environment; therefore, there are no unusual circumstances. Also, the Project-related construction activities will occur within the construction staging area and not impact surrounding area.

Implementation of the proposed Project would involve demolition of the existing residential buildings and removal of ornamental vegetation. Construction-related excavation would not disturb existing utility infrastructure. The proposed Project would connect to existing sewer and water utilities while protecting all existing utility facilities. Additionally, replacement of old sewer lateral and water main and restoring paving to existing conditions will occur as conditions to the Project. The construction contractor would be required to take precaution to protect all existing facilities and utilities; would not perform any work that would interfere or damage existing service; and would provide all measures necessary to protect existing structures during construction (e.g., bracing, shoring) during all construction phases. Upon completion of construction, all disturbed pavement areas would be restored to pre-construction conditions. The potential impacts related to Section 15332, In-Fill Development (Class 32) Criteria, are discussed below:

Edgardo Caldera,
March 31, 2023
Page 5

- The Project would result in limited short-term construction-related air quality and GHG emissions related to construction activities. The types and numbers of construction equipment used during construction would be limited given the size of the Project site; therefore, construction activities are not expected to exceed regional or local significance thresholds established by the South Coast Air Quality Management District (SCAQMD) or any applicable draft GHG thresholds promulgated by the SCAQMD Working Group. The Project would not result in a wasteful or inefficient use of energy.
- The Project site is developed and surrounded by a mix of urban land uses and ornamental landscaping, which provide minimal foraging habitat for common animal species that are typically found in urban area. Thus, the Project site does not contain any habitat suitable for special status plant and animal species. Further, review of the U.S. Fish and Wildlife Service's (USFWS') Critical Habitat for Threatened and Endangered Species shows the nearest critical habitat is located approximately 1.16 miles to the northwest the Project site (USFWS 2023a). Various residential, commercial, and institutional land uses lie between the Project site and the nearest critical habitat; therefore, the Project would not have an impact on federally listed Threatened or Endangered plant or wildlife species, nor would it result in removal of any federally designated critical habitat. Review of the U.S Fish and Wildlife Service's National wetlands inventory indicates that there are no riparian habitat or wetlands located on the Project site, nor will any be affected by the Project (USFWS 2023b). The Project site is situated in a developed urban area and does not function as a wildlife corridor or native wildlife nursery site.
- As described previously, the Project site is in an urban area and developed with two single-story, single-family residential structures and one accessory structure. In the existing condition, shallow soils underlying the site are likely comprised of artificial fill, which may not contain cultural resources (i.e., archaeological, buried historical, paleontological, or tribal cultural). In light of the proposed subterranean garage, excavation may reach the depths not previously disturbed. However, the Project would be required to comply with Condition of Approval (COA) CR-1 and COA TCR-1 (State Health and Safety Code Section 7050.5) from The Fullerton Plan Program Environmental Impact Report (PEIR) to ensure no impacts to paleontological, archeological, or cultural resources would occur during excavation (City of Fullerton 2012).
 - **COA CR-1:** In the event that cultural resources (archaeological, historical, paleontological) resources are inadvertently unearthed during excavation and grading activities of any future development project, the contractor shall immediately cease all earth disturbing activities within a 100-foot radius of the area of discovery. If not already retained, the project proponent shall retain a qualified professional (i.e., archaeologist, historian, architect, paleontologist, Native American Tribal monitor), subject to approval by the City of Fullerton, to evaluate the significance of the finding and appropriate course of action. If avoidance of the resource(s) is not feasible, salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. After the find has been appropriately avoided or mitigated, work in the area may resume.
 - **COA TCR-1:** If human remains are encountered during the conduct of ground-disturbing activities, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition of the materials pursuant to Public Resources Code Section 5097.98. The provisions of Section 15064.5 of the CEQA Guidelines shall also be followed. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric,

Edgardo Caldera,
March 31, 2023
Page 6

the Coroner will notify the Native American Heritage Commission (NAHC). The NAHC will determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The descendent must complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. These requirements shall be included as notes on the contractor specification and verified by the Community Development Department, Building and Permits Division, prior to issuance of grading permits.

- A Limited Geotechnical Report was prepared by Terradyne in April 2021 and is included as Attachment A of this Memorandum. The State of California has established Earthquake Fault Zones for the purpose of mitigating the hazard of fault rupture by prohibiting the location of most human occupancy structures across the traces of active faults. The Project site is not included within an Earthquake Fault Zone as created by the Alquist-Priolo Earthquake Faulting Zone Act (DOC 2022). A review of published geologic literature and maps pertaining to the site vicinity indicates that there are no known or potentially active faults with the potential for surface rupture crossing or projecting towards the site. Additionally, fault rupture through the site is not anticipated. However, because of the high tectonic activity of the region and proximity of the Puente Hills Blind Thrust Fault system and other faults such as the Elsinore Fault system the potential for surface rupture cannot be precluded. It should be noted that the Southern California region is an area of moderate to high seismic risk and it is not considered feasible to render structures fully resistant to seismic related hazards. The Project would comply with the 2022 California Building Code (CBC) and use seismic parameters recommended in the Geotechnical Investigation (ICC 2022, Terradyne 2021).
- A Preliminary Hydrology Report was prepared by Plump Engineering, Inc. in February 2022 and is included as Attachment B of this Memorandum. The existing Project site is graded mostly flat, with the longest flow path being of approximately 280 feet at 0.8 percent slope from northwest to southeast of the property. Storm water discharges out of the existing Project site to the curb and gutter along State College Boulevard. The proposed development would grade the site to storm drains located throughout the site area. The drains would direct the water to the east of the site, facing State College Boulevard. The storm water will be treated by a Modular Wetlands System. Once the storm water is treated, the stormwater will discharge out of the property to the curb and gutter along State College Boulevard. The entrance ramp to the subterranean parking garage located at the northeast corner of the site will have its storm water collected by a trench drain located at the bottom of the ramp. The trench drain will place the water in detention vaults, which are designed to contain the 100-year, 24-hour storm event runoff of the ramp area. Storm water will be discharged from the detention vaults using pumps. The storm water will eventually make its way to the modular wetlands unit where it will be treated and discharged.

During construction, the contractor would be required to implement erosion control measures to manage sediment and other potential pollutants that could affect water quality. Appropriate Best Management Practices (BMPs) for construction-related materials, wastes, spills, or residues would be implemented to minimize transport from the site to streets, drainage facilities, or adjoining property by wind, runoff, or tracking. The Project would comply with all local, State, and federal Stormwater Pollution Prevention laws and any requirements of the California Regional Water Quality Control Board, Santa Ana Region. Additionally, the Project would comply with all BMPs outlined in the Project's Water Quality Management Plan prepared by Plump Engineering, included as Attachment C of this memorandum.

Edgardo Caldera,
March 31, 2023
Page 7

- Construction of the Project would comply with the City’s noise ordinance and be limited to the least noise-sensitive hours of the day per Fullerton Municipal Code Section 15.90.050. Although construction activity would be audible to some of the nearby residences, they would be temporary and occur during the least noise-sensitive parts of the day. Noise levels from construction equipment would also not involve pile drivers or other equipment that exceed the noise level limits established by the City under Fullerton Municipal Code Section 15.90.050. The noise generation would not be considered substantial or adverse.
- Based on the City Traffic Engineer, the Project would not exceed the City’s adopted significance criteria for Vehicle Miles Traveled (VMT), and as such would not result in VMT impact. All nearby roads would remain open at all times during the construction, unless approved by the City engineer.
- A Sewer Assessment Report was prepared by Plump Engineering in February 2022 and is included as Attachment D of this Memorandum. The report concluded that the new multi-family development will increase the volume of sewer flows over the existing site condition. As such, the Sewer Assessment Report was submitted to the City’s consultant, Woodward and Curran, for review and sewer model analysis. Based on the sewer model analysis, included as Appendix E, it was concluded that the City-owned sewer system has adequate capacity to accept flows from the proposed Project. Removal and disposal of demolition materials and other construction waste during construction would follow all applicable codes and requirements.

Scenic Highways

“(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.”

The Project would not result in damage to scenic resources, as none exists near or within the viewshed of the Project site. The nearest Eligible or Officially Designated State scenic highway is State Route (SR) 91, which is an Officially Designated State scenic highway and is located approximately 4 miles southeast of the Project site at its nearest point (Caltrans 2023a, Caltrans 2023b). Construction equipment would not be visible by motorists traveling on SR 91 due to the urban built environment surrounding the Project site; the topography of the land; and distance to the Project site. Likewise, the proposed development of 2-story residential structures would not be visible by motorists traveling on SR 91 due to intervening topography, surrounding urban environments, and distance to the Project site. Neither Project construction nor Project operation would create a significant impact pertaining to public views or scenic opportunities.

Hazardous Waste Site

“(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.”

The Project site is not located on a site that is included on a list of hazardous materials sites compiled, pursuant to Section 65962.5 of the *California Government Code* (i.e., Cortese List) (DTSC 2023).

Edgardo Caldera,
March 31, 2023
Page 8

Historical Resources

“(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.”

Based on review of the *City of Fullerton Local Register of Historical Resources*, the Project site is not identified as a listed or eligible historic resource (City of Fullerton 2021).

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Edgardo Caldera,
March 31, 2023
Page 9

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Edgardo Caldera,
March 31, 2023
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