



Notice of Availability of a Draft Program Environmental Impact Report

To: Reviewing Agencies, Organizations, and Interested Parties

Subject: Notice of Availability of a Draft Program Environmental Impact Report for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program

From: City of Fullerton Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832
Contact: Chris Schaefer, AICP, Planning Manager

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Sections 15120 to 15130, the **City of Fullerton**, as the lead agency, has prepared a Program Environmental Impact Report (PEIR) for the Fullerton Housing Incentive Overlay Zone Program (referred to herein as the "Program" or "HIOZ"). The purpose of this notice is to serve as a Notice of Availability (NOA) of a Draft PEIR pursuant to the CEQA Guidelines Section 15087 and to advise and solicit comments regarding the content of the PEIR for the proposed Program. The City is requesting input from Responsible Agencies, Trustee Agencies, members of the public, and other interested parties regarding the scope and content of the PEIR.

Title: Fullerton Housing Incentive Overlay Zone Program

Location and Setting: The HIOZ Program is proposed within the City of Fullerton, located in north Orange County, California, as shown in Figure 1, Regional Location. The Program would apply to 759 parcels with existing underlying zoning designations that do not currently allow for residential uses. Given the citywide nature of the Program, the location of identified parcels is collectively defined as the "Planning Area," as shown in Figure 2, Fullerton HIOZ Map.

Project Description: According to the City's Housing Element Update, the City does not contain sufficient sites with appropriate zoning to accommodate the City's Regional Housing Needs Allocation (RHNA) goals. As such, the City identified the proposed Program as one of two policy actions to help facilitate housing production in order to be in compliance with State law. The Program would create an overlay zone that would allow a property owner to develop multi-family housing on a parcel with a non-residential underlying zoning classification in exchange for providing a specified percentage of deed-restricted affordable housing units. The Program would apply an overlay zone to 759 parcels across the City totaling 593 acres. Implementation of the Program could result in a buildout potential of 35,611 units. The Program would not directly result in the construction of the total buildout potential. Instead, the Program would facilitate the construction of housing units with the adoption of this zoning program.

Environmental Effects: As determined by the analysis in the PEIR, the proposed Program would result in significant and unavoidable impacts to the following environmental topic areas: Air Quality, Population and Housing, and Tribal Cultural Resources. Moreover, the proposed Program would result in less than significant with mitigation, less than significant, or no impact to the following: Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation, and Utilities and Service Systems. Other environmental topics were addressed in the Initial Study, which is included as Appendix A of the Draft PEIR.

Document Availability: The Draft PEIR and appendices are available on the City's website:

<https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/housing-element-update-2023>

Hard copies of the Draft PEIR will also be available for review at the Community and Economic Development Department counter, 2nd Floor, City Hall, 303 W. Commonwealth Avenue, and at the Fullerton Public Library, 353 W. Commonwealth Avenue.

Public Review Period: Responsible and trustee agencies as well as all other interested parties must submit any comment in response to this notice no later than 45 days from publication. Comments should, at a minimum, be related to environmental issues, alternatives to the proposed Program, and mitigation measures included in the PEIR. Please include the name, email, phone number, and address of a contact person in your response. The NOA is available for a 45-day public review period beginning **May 31, 2024, and ending July 15, 2024**. All comments and responses to this notice should be submitted in writing to:

Chris Schaefer, AICP, Planning Manager
City of Fullerton Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832-1775

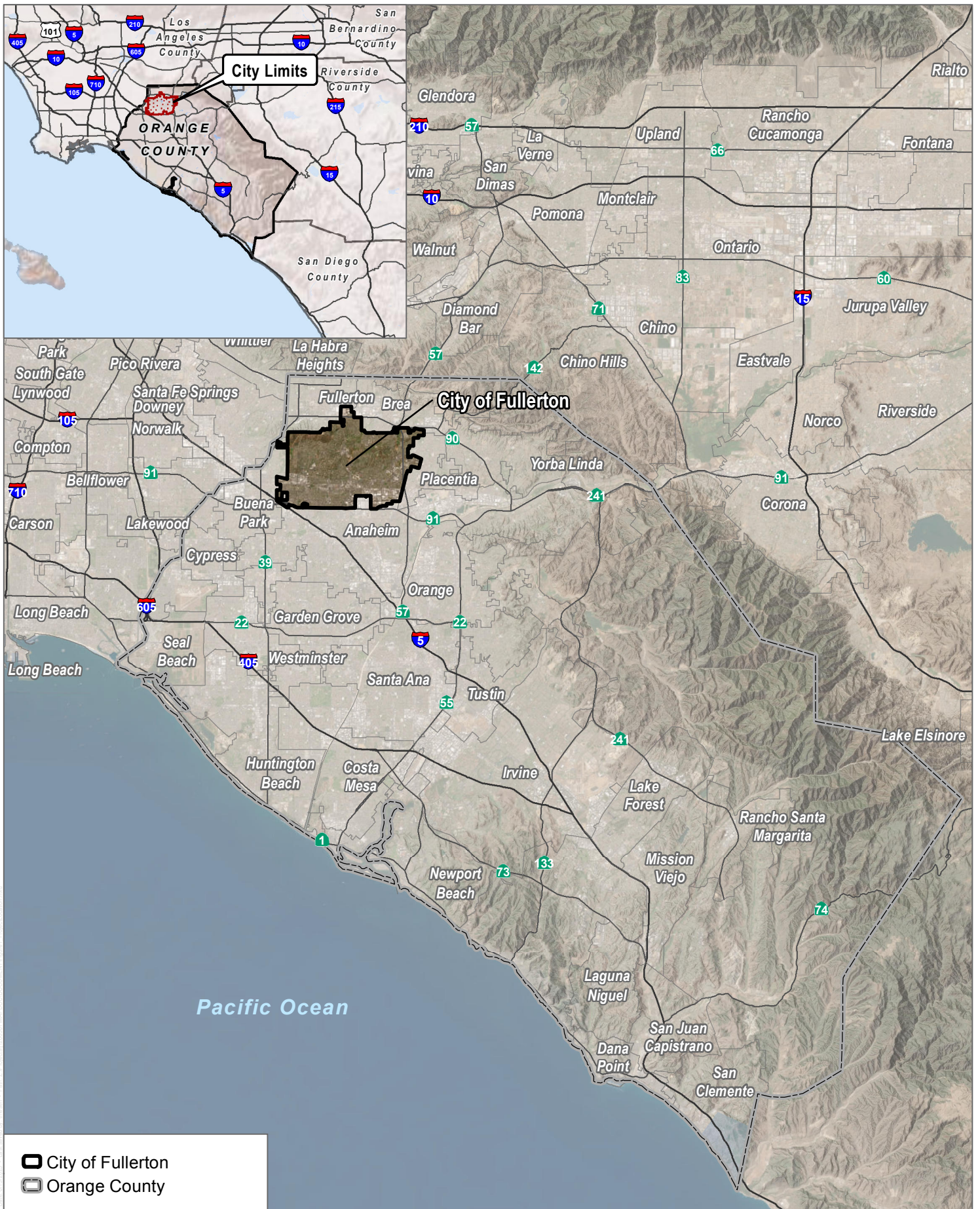
The City of Fullerton will also accept responses to this notice submitted via email received through the close of business on July 15, 2024. Email responses to this notice may be sent to chris.schaefer@cityoffullerton.com. For additional information or any questions regarding the proposed Project, please contact Chris Schaefer at (714) 738-6884 or via email at the aforementioned address.

May 31, 2024

Date

Chris Schaefer

Signature



SOURCE: ESRI 2023; Orange County 2020

FIGURE 1

Regional Location

Fullerton Housing Incentive Overlay Zone



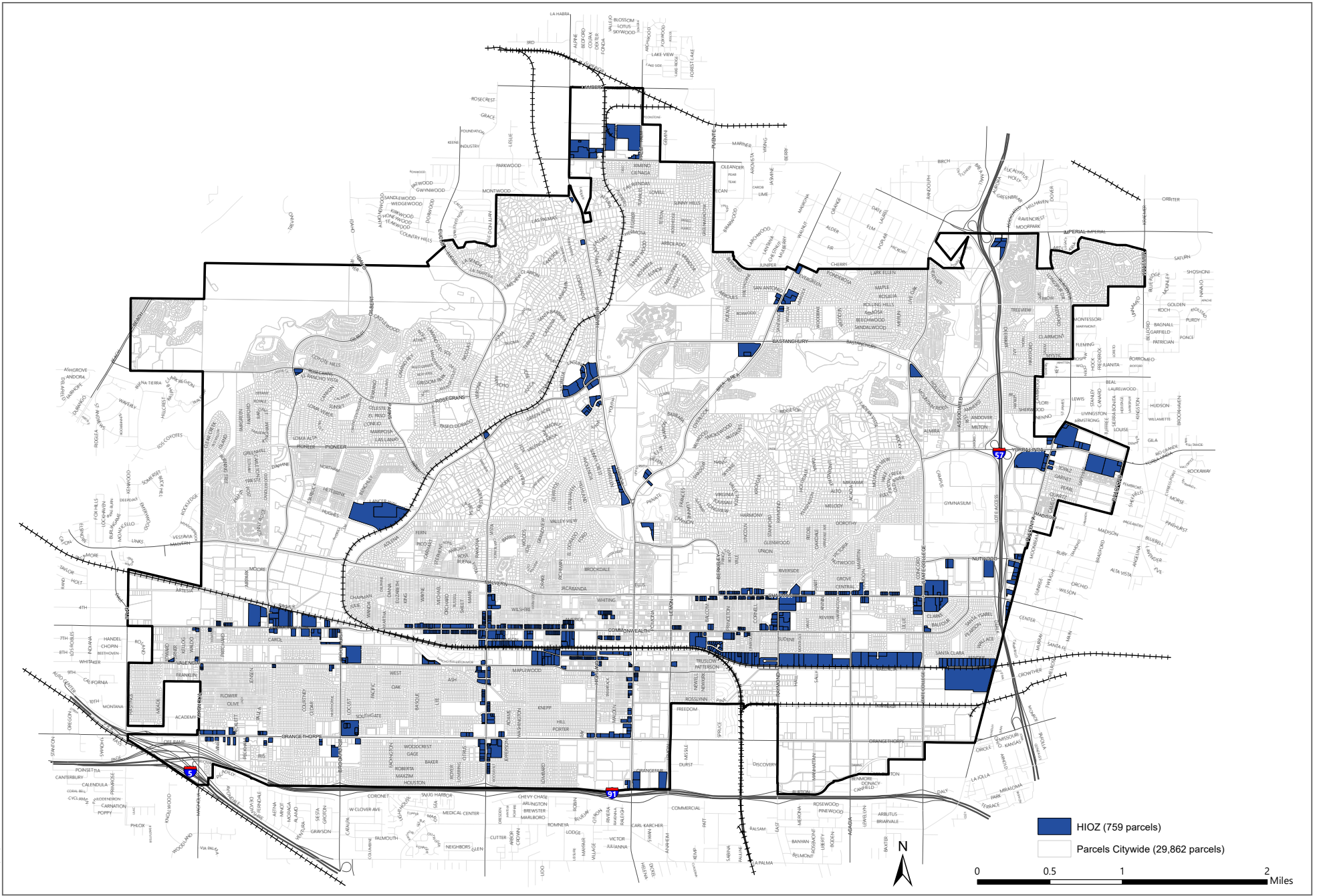


FIGURE 2
Fullerton HIOZ Map
Fullerton Housing Incentive Overlay Zone