

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH # 2023090133</b>
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**Project Title:** Fullerton Housing Incentive Overlay Zone ProgramLead Agency: City of FullertonContact Person: Chris Schaefer, AICPMailing Address: 303 W. Commonwealth AvenuePhone: (714) 738-6884City: FullertonZip: 92832County: Orange**Project Location:** County: OrangeCity/Nearest Community: FullertonCross Streets: N/AZip Code: SeveralLongitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 593Assessor's Parcel No.: Several

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR-57, SR-91, I-5Waterways: SeveralAirports: Fullerton MunicipalRailways: SeveralSchools: Several**Document Type:**CEQA:  NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) \_\_\_\_\_

Other: \_\_\_\_\_

NEPA:  NOI EA Draft EIS FONSIOther:  Joint Document Final Document Other: \_\_\_\_\_**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Educational: \_\_\_\_\_ Recreational: \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Other: Overlay Zone**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: GHG, Energy, etc.**Present Land Use/Zoning/General Plan Designation:**Several**Project Description:** (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

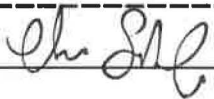
- |                                                                      |                                                                              |
|----------------------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency      | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # 12                      | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # 8                                   |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # 5                      | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |                                                                              |
| <input type="checkbox"/> Health Services, Department of              | Other: _____                                                                 |
| <input checked="" type="checkbox"/> Housing & Community Development  | Other: <u>SCAQMD; SCAG; MWD</u>                                              |
| <input type="checkbox"/> Native American Heritage Commission         |                                                                              |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date May 31, 2024 Ending Date July 15, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Dudek</u>	Applicant: <u>City of Fullerton</u>
Address: <u>225 S. Lake Avenue, Suite M210</u>	Address: <u>303 W. Commonwealth Avenue</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Fullerton, CA 92832</u>
Contact: <u>Nicole Cobleigh</u>	Phone: <u>(714) 738-6884</u>
Phone: <u>(626) 204-9829</u>	

Signature of Lead Agency Representative:  Date: 5/31/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.