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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023090133

Project Title: Fullerton Housing Incentive Overlay Zone Program

Lead Agency: City of Fullerton

Contact Name: Chris Schaefer, AICP

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Project Location: Fullerton (*City*) Orange (*County*)

Project Description (Proposed actions, location, and/or consequences).

According to the City of Fullerton's Housing Element Update, the City does not contain sufficient sites with appropriate zoning to accommodate the City's Regional Housing Needs Allocation (RHNA). As such, the City identified the proposed Program as one policy action to help facilitate housing production within the City in order to meet the City's RHNA goals. The Fullerton Housing Incentive Overlay Zone Program (Program) would create an overlay zone that allows 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 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 of 35,611 units. Instead, the Program would facilitate the construction of housing units with the adoption of this zoning program.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft Program EIR identifies the following impacts to be significant and unavoidable, even with implementation of feasible mitigation measures: Air Quality, Noise, Population and Housing, and Tribal Cultural Resources.

The Draft Program EIR identifies the following impacts to be less than significant with mitigation: Hazards and Hazardous Materials, and Land Use and Planning.

The Draft Program EIR identifies the following impacts to be less than significant or no impact: Greenhouse Gas Emissions, Hydrology and Water Quality, Mineral Resources, Public Services, Recreation, Transportation, and Utilities and Service Systems.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Potential for air quality, odor, and/or pollution impacts (Section 4.1, Air Quality), Potential for hazards and hazardous materials impacts (Section 4.3, Hazards and Hazardous Materials), Potential changes to community character and City development standards (Section 4.5, Land Use and Planning), Potential for impacts related to population and housing growth (Section 4.8, Population and Housing), Potential for impacts related to public services, including emergency response, fire, parks, schools, and police protection services (Section 4.9, Public Services), Potential impacts related to the transportation system, including traffic, roadway hazards, pedestrian safety and equitable access for all, and consistency with adopted plans (Section 4.11, Transportation), Potential for impacts to tribal cultural resources (Section 4.12, Tribal Cultural Resources), Potential impacts related to public infrastructure and service systems (Section 4.13, Utilities and Service Systems), Potential impacts resulting from proposed land use density changes (Sections 4.1 through 4.13)

Provide a list of the responsible or trustee agencies for the project.

Housing and Community Development Department