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# **Appendix F**

## Tribal Consultation Records

# **Appendix F-1**

Native American Heritage Commission (NAHC)  
Sacred Lands File (SLF) Results



## NATIVE AMERICAN HERITAGE COMMISSION

December 11, 2023

Jennifer De Alba  
Dudek

Via Email to: [jdealba@dudek.com](mailto:jdealba@dudek.com)

**Re: 12885 Fullerton HIOZ Project, Orange County**

Dear Ms. De Alba:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Juaneno Band of Mission Indians Acjachemen Nation – Belardes on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,

Andrew Green  
Cultural Resources Analyst

Attachment



CHAIRPERSON  
**Reginald Pagaling**  
Chumash

VICE-CHAIRPERSON  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

SECRETARY  
**Sara Dutschke**  
Miwok

PARLIAMENTARIAN  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

COMMISSIONER  
**Laurena Bolden**  
Serrano

COMMISSIONER  
**Reid Milanovich**  
Cahuilla

COMMISSIONER  
**Vacant**

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok, Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
NAHC.ca.gov



Native American Heritage Commission  
Native American Contact List  
Orange County  
12/11/2023

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Ventura	12/4/2023
Gabrielino /Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	3/28/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Ventura	5/30/2023
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/17/2023
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbmian.chairwoman@gmail.com	Juaneno	Los Angeles, Orange, Riverside, San Bernardino, San Diego	3/28/2023
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno	Orange, Riverside, San Bernardino, San Diego	11/27/2023

**Native American Heritage Commission  
Native American Contact List  
Orange County  
12/11/2023**

Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515		sgaughen@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Pala Band of Mission Indians	F	Christopher Nejo, Legal Analyst/Researcher	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3564		onejo@palatribe.com	Cupeno Luiseno	Orange,Riverside,San Bernardino,San Diego	11/27/2023
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	isaul@santarosa-nsn.gov	Cahuilla	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial,Los Angeles,Orange,Riverside,San Bernardino,San Diego	7/14/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 12885 Fullerton HIOZ Project, Orange County.

Record: PROJ-2023-006049  
Report Type: List of Tribes  
Counties: Orange  
NAHC Group: All

# **Appendix F-2**

## Assembly Bill (AB) 52 Letters





## CITY OF FULLERTON

Community and Economic Development Department

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August 31, 2023

Gabrieleno Band of Mission Indians – Kizh Nation  
Andrew Salas, Chairperson  
P. O. Box 393  
Covina, CA 91723  
Via email to: [admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)

RE: AB 52 Consultation, Housing Element Update, Fullerton, Orange County, California

Dear Chairperson Salas:

The City of Fullerton (City) is preparing an Initial Study for the proposed creation of a Housing Incentive Overlay Zone (HIOZ) in conjunction with the Housing Element Update for Cycle 6 (project). The project 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 project would apply an overlay zone to 759 parcels across the City totaling 593 acres. Implementation of the project could result in a buildout potential of 35,611 units. The project would not directly result in the construction of the total buildout potential. Instead, the project would facilitate the construction of housing units with the adoption of this zoning overlay. The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill 52 of 2014 [AB 52]), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

The input of the Gabrieleno Band of Mission Indians is important to the City's planning process. Under AB 52, you have 30 days from receipt of this letter to respond in writing if you wish you consult on the proposed project. If you require any additional information or have any questions, please contact me at 714-738-6884 or via e-mail at [chris.schaefer@cityoffulleton.com](mailto:chris.schaefer@cityoffulleton.com).

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Schaefer".

Chris Schaefer, AICP  
Planning Manager  
City of Fullerton



GABRIELENO BAND OF MISSION INDIANS - KIZH NATION  
Historically known as The Gabrielino Tribal Council - San Gabriel Band of Mission Indians  
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

August 31, 2023

Project Name: Housing Element Update, Fullerton, Orange County CA

Dear Chris Schaefer,

Thank you for your letter dated August 31, 2023 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note: AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians – Kizh Nation  
1(844)390-0787

Andrew Salas, Chairman  
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman  
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary  
Richard Gradias, Chairman of the council of Elders

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**From:** Gabrieleno Administration <[admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)>

**Sent:** Thursday, February 15, 2024 2:16 PM

**To:** Chris Schaefer <[Chris.Schaefer@cityoffullerton.com](mailto:Chris.Schaefer@cityoffullerton.com)>

**Subject:** Re: [EXTERNAL MAIL]Re: Request for consultation - City of Fullerton Housing Element update

You don't often get email from [admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org). [Learn why this is important](#)

Hello Chris

Thank you for the information. We are okay with the zoning for right now. We ask that you please send us a letter stating ground disturbances will be occurring so that we can set up a consultation meeting.

Thank you

Brandy Salas

Admin Specialist  
Gabrieleno Band of Mission Indians - Kizh Nation  
PO Box 393  
Covina, CA 91723  
Office: 844-390-0787  
website: [www.gabrielenoindians.org](http://www.gabrielenoindians.org)

*The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."*

On Tue, Feb 13, 2024 at 2:45 PM Chris Schaefer <[Chris.Schaefer@cityoffullerton.com](mailto:Chris.Schaefer@cityoffullerton.com)> wrote:

Good Afternoon,

The EIR that is being prepared is for a new type of zoning called the Housing Incentive Overlay Zone (HIOZ), which would allow the development of residential units on selected commercial or industrial properties. This action isn't approving a specific project per se, however, would allow this type of development by right under certain conditions. So, after this zoning is approved by the City Council, it would allow the construction of units and ground disturbance probably would take place.



**Chris Schaefer, AICP**

Planning Manager

City of Fullerton

**p:** 714.738.6884

**e:** [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com)

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**From:** Gabrieleno Administration <[admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)>

**Sent:** Tuesday, February 13, 2024 11:25 AM



To: Chris Schaefer <[Chris.Schaefer@cityoffullerton.com](mailto:Chris.Schaefer@cityoffullerton.com)>

Subject: [EXTERNAL MAIL]Re: Request for consultation - City of Fullerton Housing Element update

**CAUTION: BE CAREFUL WITH THIS MESSAGE**

This email came from outside City of Fullerton. Do not open attachments, click on links, or respond unless you expected this message and re

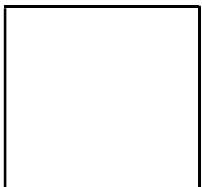
Hello Chris

Since this is a housing element update will there be any types of ground disturbances taking place?

Admin Specialist  
Gabrieleno Band of Mission Indians - Kizh Nation  
PO Box 393  
Covina, CA 91723

Office: 844-390-0787

website: [www.gabrielenoindians.org](http://www.gabrielenoindians.org)



*The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. “The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area “. “That’s a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleño, the community simply would not have survived.”*

On Mon, Feb 12, 2024 at 4:55 PM Chris Schaefer <[Chris.Schaefer@cityoffullerton.com](mailto:Chris.Schaefer@cityoffullerton.com)> wrote:

Good Afternoon,

I am following up to inquire about setting up a consultation with your tribe (see attached letter). The City is in the process of updating our Housing Element and we are preparing an EIR in preparation of rezoning several properties.

Thanks for your assistance with this matter.

Chris



**Chris Schaefer, AICP**  
Planning Manager

p: 714.738.6884  
e: [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com)

303 W. Commonwealth Ave.  
Fullerton, CA 92832

[www.cityoffullerton.com](http://www.cityoffullerton.com)



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Disclaimer: This electronic transmission, and any documents attached hereto, may contain confidential and/or legally privileged information. The information is intended only for use by the recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of information received in error is strictly prohibited.

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## CITY OF FULLERTON

Community and Economic Development Department

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August 31, 2023

Juaneño Band of Mission Indians – Acjachemen Nation  
Joyce Stanfield Perry, Tribal Manager  
4955 Paseo Segovia  
Irvine, CA 92603  
Via email: kaamalam@gmail.com

RE: AB 52 Consultation, Housing Element Update, Fullerton, Orange County, California

Dear Director Dunlap:

The City of Fullerton (City) is preparing an Initial Study for the proposed creation of a Housing Incentive Overlay Zone (HIOZ) in conjunction with the Housing Element Update for Cycle 6 (project). The project 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 project would apply an overlay zone to 759 parcels across the City totaling 593 acres. Implementation of the project could result in a buildout potential of 35,611 units. The project would not directly result in the construction of the total buildout potential. Instead, the project would facilitate the construction of housing units with the adoption of this zoning overlay. The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill 52 of 2014 [AB 52]), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

The input of the Juaneño Band of Mission Indians is important to the City's planning process. Under AB 52, you have 30 days from receipt of this letter to respond in writing if you wish you consult on the proposed project. If you require any additional information or have any questions, please contact me at 714-738-6884 or via e-mail at [chris.schaefer@cityoffulleton.com](mailto:chris.schaefer@cityoffulleton.com).

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Chris Schaefer".

Chris Schaefer, AICP  
Planning Manager  
City of Fullerton



## CITY OF FULLERTON

Community and Economic Development Department

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August 31, 2023

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
PO Box 487  
San Jacinto CA 92581  
Via email: [jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

RE: AB 52 Consultation, Housing Element Update, Fullerton, Orange County, California

Dear Director Ontiveros:

The City of Fullerton (City) is preparing an Initial Study for the proposed creation of a Housing Incentive Overlay Zone (HIOZ) in conjunction with the Housing Element Update for Cycle 6 (project). The project 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 project would apply an overlay zone to 759 parcels across the City totaling 593 acres. Implementation of the project could result in a buildout potential of 35,611 units. The project would not directly result in the construction of the total buildout potential. Instead, the project would facilitate the construction of housing units with the adoption of this zoning overlay. The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill 52 of 2014 [AB 52]), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

The input of the Soboba Band of Luiseño Indians is important to the City's planning process. Under AB 52, you have 30 days from receipt of this letter to respond in writing if you wish you consult on the proposed project. If you require any additional information or have any questions, please contact me at 714-738-6884 or via e-mail at [chris.schaefer@cityoffulleton.com](mailto:chris.schaefer@cityoffulleton.com).

Thank you for your assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Schaefer".

Chris Schaefer, AICP  
Planning Manager  
City of Fullerton





## CITY OF FULLERTON

Community and Economic Development Department

August 31, 2023

Gabrieliño – Tongva Tribe  
Sam Dunlap, Cultural Resources Director  
Via email to: LCandelaria1@GabrielinoTribe.org

RE: AB 52 Consultation, Housing Element Update, Fullerton, Orange County, California

Dear Director Dunlap:

The City of Fullerton (City) is preparing an Initial Study for the proposed creation of a Housing Incentive Overlay Zone (HIOZ) in conjunction with the Housing Element Update for Cycle 6 (project). The project 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 project would apply an overlay zone to 759 parcels across the City totaling 593 acres. Implementation of the project could result in a buildout potential of 35,611 units. The project would not directly result in the construction of the total buildout potential. Instead, the project would facilitate the construction of housing units with the adoption of this zoning overlay. The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill 52 of 2014 [AB 52]), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

The input of the Gabrieliño – Tongva Tribe Indians is important to the City's planning process. Under AB 52, you have 30 days from receipt of this letter to respond in writing if you wish you consult on the proposed project. If you require any additional information or have any questions, please contact me at 714-738-6884 or via e-mail at [chris.schaefer@cityoffulleton.com](mailto:chris.schaefer@cityoffulleton.com).

Thank you for your assistance.

Sincerely,

A handwritten signature in cursive script that reads "Chris Schaefer".

Chris Schaefer, AICP  
Planning Manager  
City of Fullerton

# **Appendix F-3**

## Senate Bill (SB) 18 Letters





## CITY OF FULLERTON

Community and Economic Development Department

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August 31, 2023

Gabrieleno Band of Mission Indians – Kizh Nation  
Andrew Salas, Chairperson  
P. O. Box 393  
Covina, CA 91723  
Via email to: [admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Chairperson Salas:

Pursuant to California Senate Bill (SB) 18, the City of Fullerton is providing you with formal notification of the Housing Element Update and Housing Incentive Overlay Zone (HIOZ) program development (Project), located in Fullerton, California. The proposed Project requires a General Plan Amendment and Zone Change and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the City of Fullerton on the proposed Project pursuant to SB 18.

**Project Location:** The project entails amendments to the Fullerton Plan (i.e. General Plan) and Fullerton Municipal Code/Zoning Code that may affect multiple parcels city-wide.

**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 for the City 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.

**Proposed Project Disturbances:** Specific projects requiring ground disturbance are not anticipated at this time. All future discretionary projects that may be proposed under the Project would be subject to CEQA and project-level environmental reviews, as applicable.





## CITY OF FULLERTON

Community and Economic Development Department

The City of Fullerton welcomes any comments regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project as well as requests for proposed Project related information. Pursuant to Government Code Section 65352.3(a)(2), you have 90 days from the receipt of this letter to request consultation with the City of Fullerton. Please include the name of a designated lead contact person in all correspondence to ensure an expedient response. The City of Fullerton carefully adheres to provisions of Public Resources Code section 21082.3, subd. (c)(2)(A) to maintain the confidentiality of the information provided by Tribes.

The City of Fullerton (lead agency's) contact person for this proposed Project is:

Chris Schaefer, AICP

Planning Manager

Community Development Department

303 W. Commonwealth Avenue

Fullerton, CA 92832

E-mail: [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com)

Phone: 714-738-6884

Your comments and concerns are important to the City and we welcome the opportunity to consult with you, if it is so desired. If you have any questions regarding the proposed Project, please do not hesitate to me at the contact information noted above.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Schaefer".

Chris Schaefer, AICP

Planning Manager

City of Fullerton



## CITY OF FULLERTON

Community and Economic Development Department

August 31, 2023

Juaneño Band of Mission Indians – Acjachemen Nation  
Joyce Stanfield Perry, Tribal Manager  
4955 Paseo Segovia  
Irvine, CA 92603  
Via email: kaamalam@gmail.com

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

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## CITY OF FULLERTON

Community and Economic Development Department

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The City of Fullerton welcomes any comments regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the proposed Project as well as requests for proposed Project related information. Pursuant to Government Code Section 65352.3(a)(2), you have 90 days from the receipt of this letter to request consultation with the City of Fullerton. Please include the name of a designated lead contact person in all correspondence to ensure an expedient response. The City of Fullerton carefully adheres to provisions of Public Resources Code section 21082.3, subd. (c)(2)(A) to maintain the confidentiality of the information provided by Tribes.

The City of Fullerton (lead agency's) contact person for this proposed Project is:

Chris Schaefer, AICP

Planning Manager

Community Development Department

303 W. Commonwealth Avenue

Fullerton, CA 92832

E-mail: [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com)

Phone: 714-738-6884

Your comments and concerns are important to the City and we welcome the opportunity to consult with you, if it is so desired. If you have any questions regarding the proposed Project, please do not hesitate to me at the contact information noted above.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Schaefer".

Chris Schaefer, AICP

Planning Manager

City of Fullerton





## CITY OF FULLERTON

Community and Economic Development Department

---

August 31, 2023

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
PO Box 487  
San Jacinto CA 92581  
Via email: [jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Director Ontiveros:

Pursuant to California Senate Bill (SB) 18, the City of Fullerton is providing you with formal notification of the Housing Element Update and Housing Incentive Overlay Zone (HIOZ) program development (Project), located in Fullerton, California. The proposed Project requires a General Plan Amendment and Zone Change and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the City of Fullerton on the proposed Project pursuant to SB 18.

**Project Location:** The project entails amendments to the Fullerton Plan (i.e. General Plan) and Fullerton Municipal Code/Zoning Code that may affect multiple parcels city-wide.

**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 for the City 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.

**Proposed Project Disturbances:** Specific projects requiring ground disturbance are not anticipated at this time. All future discretionary projects that may be proposed under the Project would be subject to CEQA and project-level environmental reviews, as applicable.



## CITY OF FULLERTON

Community and Economic Development Department

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Chris Schaefer, AICP  
Planning Manager  
Community Development Department  
303 W. Commonwealth Avenue  
Fullerton, CA 92832  
E-mail: [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com)  
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Chris Schaefer, AICP  
Planning Manager  
City of Fullerton



## CITY OF FULLERTON

Community and Economic Development Department

---

August 31, 2023

Gabrieliño – Tongva Tribe  
Sam Dunlap, Cultural Resources Director  
Via email to: LCandelaria1@GabrielinoTribe.org

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Director Dunlap:

Pursuant to California Senate Bill (SB) 18, the City of Fullerton is providing you with formal notification of the Housing Element Update and Housing Incentive Overlay Zone (HIOZ) program development (Project), located in Fullerton, California. The proposed Project requires a General Plan Amendment and Zone Change and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the City of Fullerton on the proposed Project pursuant to SB 18.

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## CITY OF FULLERTON

Community and Economic Development Department

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Fullerton, CA 92832

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Chris Schaefer, AICP

Planning Manager

City of Fullerton



## CITY OF FULLERTON

Community and Economic Development Department

April 19, 2024

Gabrieleno Band of Mission Indians - Kizh Nation  
Andrew Salas, Chairperson  
P. O. Box 393  
Covina, CA 91723

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Assembly Bill 52 and Senate Bill 18 – Final Notice

Dear Chairperson Salas:

The City of Fullerton is finalizing its draft of the Housing Element for Cycle 6 and related CEQA documentation. The City previously sent requests for consultation pursuant to Assembly Bill 52 and Senate Bill 18 and did not receive a request for consultation at that time (see attached notices).

At this time, the City desires to complete its draft of the Housing Element and Environmental Impact Report in keeping with its obligation to the State of California. If no written request for consultation is received within **10 working days** (May 3, 2024), the consultation period will be closed.

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Chris Schaefer, AICP  
Planning Manager  
Community Development Department  
303 W. Commonwealth Avenue  
Fullerton, CA 92832  
E-mail: [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com)  
Phone: 714-738-6884

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Sincerely,

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Chris Schaefer, AICP  
Planning Manager  
City of Fullerton

Encl:

1. AB 52 Letter dated August 31, 2023
2. SB 18 Letter dated August 31, 2023

**THE EDUCATION COMMUNITY**

303 West Commonwealth Avenue, Fullerton, California 92832-1775  
(714) 738-6598 · Fax (714) 738-3110 · Website: [www.cityoffullerton.com](http://www.cityoffullerton.com)



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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gabrieleno Band of Mission Indians  
Kizh Nat  
Andrew Salas, Chair person  
P.O. Box 393  
Covina, CA 91723



9590 9402 8804 4005 6217 98

2. Article Number (Transfer from service label)

9589 0710 5270 0298 1804 81

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

4-22-24

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

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- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
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- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

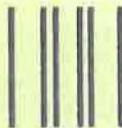
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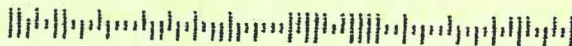
First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

United States  
Postal Service

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**CITY OF FULLERTON**  
**COMMUNITY DEVELOPMENT DEPT.**  
**303 W. COMMONWEALTH AVE.**  
**FULLERTON, CA 92832-1775**

CS





GABRIELENO BAND OF MISSION INDIANS - KIZH NATION  
Historically known as The San Gabriel Band of Mission Indians recognized by  
the State of California as the aboriginal tribe of the Los Angeles basin

April 19,2024

Project Name: Fullerton Housing Element Update and Housing Incentive Overlay Zone Program, City of Fullerton

Thank you for your letter dated April 19,2024. Regarding the project above. This is to concur that we agree with the Housing Element. However, our Tribal government would like to request consultation for all future projects within this location.

Andrew Salas, Chairman  
Gabrieleno Band of Mission Indians – Kizh Nation

Andrew Salas, Chairman  
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman  
Martha Gonzalez Lemos, treasurer II

Dr. Christina Swindall Martinez, secretary  
Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723

[www.gabrielenoindians@yahoo.com](http://www.gabrielenoindians@yahoo.com)

[gabrielenoindians@yahoo.com](mailto:gabrielenoindians@yahoo.com)



## CITY OF FULLERTON

Community and Economic Development Department

April 19, 2024

Juaneno Band of Mission Indians - Acjachemen Nation  
Joyce Stanfield Perry, Tribal Manager  
4955 Paseo Segovia  
Irvine, CA 92603

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Assembly Bill 52 and Senate Bill 18 – Final Notice

Dear Chairperson Perry:

The City of Fullerton is finalizing its draft of the Housing Element for Cycle 6 and related CEQA documentation. The City previously sent requests for consultation pursuant to Assembly Bill 52 and Senate Bill 18 and did not receive a request for consultation at that time (see attached notices).

At this time, the City desires to complete its draft of the Housing Element and Environmental Impact Report in keeping with its obligation to the State of California. If no written request for consultation is received within **10 working days** (May 3, 2024), the consultation period will be closed.

The City of Fullerton (lead agency's) contact person for this proposed Project is:

Chris Schaefer, AICP  
Planning Manager  
Community Development Department  
303 W. Commonwealth Avenue  
Fullerton, CA 92832  
E-mail: [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com)  
Phone: 714-738-6884

Thank you for your assistance.  
Sincerely,

A handwritten signature in black ink, appearing to read "Chris Schaefer".


Chris Schaefer, AICP  
Planning Manager  
City of Fullerton

Encl:

1. AB 52 Letter dated August 31, 2023
2. SB 18 Letter dated August 31, 2023



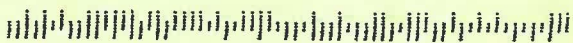
**THE EDUCATION COMMUNITY**

303 West Commonwealth Avenue, Fullerton, California 92832-1775  
(714) 738-6598 · Fax (714) 738-3110 · Website: [www.cityoffullerton.com](http://www.cityoffullerton.com)

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<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <b>X</b></p> <p style="text-align: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (<i>Printed Name</i>)</p> <p>C. Date of Delivery</p>																
<p>1. Article Addressed to:</p> <p>Juanero Band of Mission Indians - Acjachemen Nation Joyce Stanfield Perry, Tribal Manager 4955 Paseo Segovia Irvine, CA 92603</p>  <p>9590 9402 8804 4005 6218 04</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>9589 0710 5270 0298 1804 74</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td></td> <td><input type="checkbox"/> Mail Restricted Delivery (0)</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail			<input type="checkbox"/> Mail Restricted Delivery (0)
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<p>United States Postal Service</p>	<p>• Sender: Please print your name, address, and ZIP+4® in this box•</p> <p><b>CITY OF FULLERTON COMMUNITY DEVELOPMENT DEPT. 303 W. COMMONWEALTH AVE. FULLERTON, CA 92832-1775</b></p>	
<p>477500</p>		





## CITY OF FULLERTON

Community and Economic Development Department

April 19, 2024

Soboba Band of Luiseno Indians  
Joseph Ontiveros, Cultural Resource Director  
PO Box 487  
San Jacinto CA 92581

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Assembly Bill 52 and Senate Bill 18 – Final Notice

Dear Chairperson Ontiveros:

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Community Development Department  
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Fullerton, CA 92832  
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Phone: 714-738-6884

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Planning Manager  
City of Fullerton

Encl:

1. AB 52 Letter dated August 31, 2023
2. SB 18 Letter dated August 31, 2023

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303 West Commonwealth Avenue, Fullerton, California 92832-1775  
(714) 738-6598 · Fax (714) 738-3110 · Website: [www.cityoffullerton.com](http://www.cityoffullerton.com)

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 San Jacinto, CA 92581



9590 9402 8804 4005 6218 28

2. Article Number (Transfer from service label)

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*[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

*Mr. Santan*

C. Date of Delivery

*4/22/24*

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**CITY OF FULLERTON  
 COMMUNITY DEVELOPMENT DEPT.  
 303 W. COMMONWEALTH AVE.  
 FULLERTON, CA 92832-1775**

*CS*



## CITY OF FULLERTON

Community and Economic Development Department

April 19, 2024

Gabrielino – Tongva Tribe  
Sam Dunlap, Cultural Resource Director  
PO Box 693  
San Gabriel, CA 91778

**RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Assembly Bill 52 and Senate Bill 18 – Final Notice**

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Gabrielino-Tongva Tribe  
 Sam Dunlap, Cultural Resource Director  
 PO Box 693  
 San Gabriel, CA 91778



9590 9402 8804 4005 6218 11

2. Article Number (Transfer from service label)

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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

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Agent

Addressee

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Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

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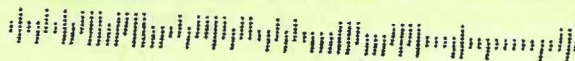
First-Class Mail  
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\* Sender: Please print your name, address, and ZIP+4® in this box\*

**CITY OF FULLERTON**  
**COMMUNITY DEVELOPMENT DEPT.**  
**303 W. COMMONWEALTH AVE.**  
**FULLERTON, CA 92832-1775**

CS







## TY OF FULLERTON

Community and Economic Development Department

May 14, 2024

Gabrieleno Tongva Indians of California Tribal Council

Via email to: gtongva@mail.com

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Chairperson D o r a m e :

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## CITY OFF FULLERTON

Community and Economic Development Department

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Chris Schaefer, AICP  
Planning Manager  
Community Development  
Department 303 W. Commonwealth  
Avenue Fullerton, CA 92832  
E-mail: [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com)  
Phone: 714-738-6884

Your comments and concerns are important to the City and we welcome the opportunity to consult with you, if it is so desired. If you have any questions regarding the proposed Project, please do not hesitate to me at the contact information noted above.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Schaefer".

Chris Schaefer, AICP  
Planning Manager  
City of Fullerton



## TY OF FULLERTON

Community and Economic Development Department

May 14, 2024

Gabrieleno Tongva Indians of California Tribal Council

Via email to: gtongva@mail.com

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Chairperson D o r a m e :

Pursuant to California Senate Bill (SB) 18, the City of Fullerton is providing you with formal notification of the Housing Element Update and Housing Incentive Overlay Zone (HIOZ) program development (Project), located in Fullerton, California. The proposed Project requires a General Plan Amendment and Zone Change and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the City of Fullerton on the proposed Project pursuant to SB 18.

**Project Location:** The project entails amendments to the Fullerton Plan (i.e. General Plan) and Fullerton Municipal Code/Zoning Code that may affect multiple parcels city-wide.

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## CITY OFF FULLERTON

Community and Economic Development Department

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The City of Fullerton (lead agency's) contact person for this proposed Project is:

Chris Schaefer, AICP  
Planning Manager  
Community Development  
Department 303 W. Commonwealth  
Avenue Fullerton, CA 92832  
E-mail: [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com)  
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Planning Manager  
City of Fullerton



## TY OF FULLERTON

Community and Economic Development Department

May 14, 2024

Gabrieleno Tongva Indians of California Tribal Council

Via email to: [christina.marsden@alumni.usc.edu](mailto:christina.marsden@alumni.usc.edu)

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Administrator Conley:

Pursuant to California Senate Bill (SB) 18, the City of Fullerton is providing you with formal notification of the Housing Element Update and Housing Incentive Overlay Zone (HIOZ) program development (Project), located in Fullerton, California. The proposed Project requires a General Plan Amendment and Zone Change and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the City of Fullerton on the proposed Project pursuant to SB 18.

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Community and Economic Development Department

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Chris Schaefer, AICP  
Planning Manager  
City of Fullerton



## TY OF FULLERTON

Community and Economic Development Department

May 14, 2024

Gabrielino/Tongva Nation

Via email to: [sgoad@gabrielino-tongva.com](mailto:sgoad@gabrielino-tongva.com)

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Chairperson Goad:

Pursuant to California Senate Bill (SB) 18, the City of Fullerton is providing you with formal notification of the Housing Element Update and Housing Incentive Overlay Zone (HIOZ) program development (Project), located in Fullerton, California. The proposed Project requires a General Plan Amendment and Zone Change and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the City of Fullerton on the proposed Project pursuant to SB 18.

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## CITY OF FULLERTON

Community and Economic Development Department

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Chris Schaefer, AICP  
Planning Manager  
City of Fullerton





## TY OF FULLERTON

Community and Economic Development Department

May 14, 2024

Gabrieleno/Tongva San Gabriel Band of Mission Indians

Via email to: [GTribal@gabrielenoindians.org](mailto:GTribal@gabrielenoindians.org)

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Chairperson Morales:

Pursuant to California Senate Bill (SB) 18, the City of Fullerton is providing you with formal notification of the Housing Element Update and Housing Incentive Overlay Zone (HIOZ) program development (Project), located in Fullerton, California. The proposed Project requires a General Plan Amendment and Zone Change and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the City of Fullerton on the proposed Project pursuant to SB 18.

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## CITY OFF FULLERTON

Community and Economic Development Department

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Chris Schaefer, AICP  
Planning Manager  
City of Fullerton



## CITY OF FULLERTON

Community and Economic Development Department

May 14, 2024

Pala Band of Mission Indians

Via email to: [awallick@palatribe.com](mailto:awallick@palatribe.com)

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Ms. Wallick:

Pursuant to California Senate Bill (SB) 18, the City of Fullerton is providing you with formal notification of the Housing Element Update and Housing Incentive Overlay Zone (HIOZ) program development (Project), located in Fullerton, California. The proposed Project requires a General Plan Amendment and Zone Change and is therefore subject to SB 18 (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the City of Fullerton on the proposed Project pursuant to SB 18.

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Chris Schaefer, AICP  
Planning Manager  
City of Fullerton



## CITY OF FULLERTON

Community and Economic Development Department

May 14, 2024

Santa Rosa Band of Cahuilla Indians  
Via email to: [Isaul@santarosa-nsn.gov](mailto:Isaul@santarosa-nsn.gov)

RE: Formal Notification for Fullerton Housing Element Update and Housing Incentive Overlay Zone program, Pursuant to Senate Bill 18

Dear Chair Redner:

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