
Appendix D

Public Services Letters

DUDEK

38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Fire Chief Adam Loeser
Fullerton Fire Department
213 E. Commonwealth Avenue
Fullerton, CA 92832

December 11, 2023

(Sent via email)

Subject: Request for Fire and Emergency Medical Services Information for The Fullerton Housing Incentive Overlay Zone (HIOZ) Draft Program Environmental Impact Report

Dear Fire Chief Loeser,

In coordination with the City of Fullerton, Dudek is preparing a Draft Program Environmental Impact Report (PEIR) for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program (proposed Program), pursuant to the California Environmental Quality Act (CEQA). This letter provides a summary of the proposed Program and poses some specific questions necessary to address the topic of fire and emergency medical services under CEQA.

The proposed 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 facilitate the construction of housing units with a buildout potential of 35,611 units. 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). As such, the City identified the proposed Program as one policy action to help facilitate housing production in order to meet the City's RHNA goals. As shown in Figure 1, HIOZ Map, the proposed Program's zoning overlay would apply to 593.5 acres throughout the City of Fullerton. The proposed Program would apply to 759 parcels with the following underlying zoning designations: C-G (Commercial Greenbelt), C-M (Commercial, Manufacturing), G-C (General Commercial), O-P (Office Professional), M-G (Manufacturing, General), M-P (Manufacturing Park) (100,000 square-foot minimum lot size), and M-P (Manufacturing Park) (200,000 square-foot minimum lot size).

For more information on the parcels identified (i.e., "Planning Area"), see Appendix A of the Initial Study on the City's website: <https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/housing-element-update-2023>.

Please feel free to contact me at (626) 204-9804 or via email at gromero@dudek.com to discuss our information needs and/or any questions regarding this request. Thank you very much for your assistance.

Sincerely,



Gabe Romero
Environmental Planner

Att.: Figure 1. HIOZ Map

TO: FULLERTON FIRE DEPARTMENT

SUBJECT: REQUEST FOR FIRE AND EMERGENCY MEDICAL SERVICES INFORMATION FOR THE FULLERTON HOUSING INCENTIVE OVERLAY ZONE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

Fire and Emergency Medical Services Questions: Please respond to the questions below by December 28, 2023, as this information is time sensitive and necessary for the preparation of the Draft PEIR. Please email your responses directly to me at gromero@dudek.com.

1. Please provide a list of all Fullerton Fire Department stations that may serve the Planning Area, and a summary of existing staffing and equipment at each station. Please also describe the Fullerton Fire Department's role/staffing requirements as they relate to paramedic and/or emergency medical services.

2. Are there established performance standards/objectives for maintaining acceptable service ratios or response times?
 - a. If so, please provide established performance standards/objectives. Please provide data on current response times/service ratios for both fire and emergency medical services, if available.

 - b. Are these established performance standards/objectives being achieved?

 - c. Please describe funding mechanisms to maintain response times/service ratios.

3. Are existing facilities sufficient to provide fire and emergency medical services to the proposed Program? If not, please see Question #4.

4. Would implementation of the proposed Program result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Fullerton Fire Department?
 - a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

To whom it may concern:

The following are answers to requested information from Dudek related to the draft Program Environmental Impact Report (PEIR) for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program, pursuant to the California Environmental Quality Act (CEQA).

1. There are six fire stations that serve Fullerton and are located within the Planning Area. Below are the addresses, apparatus, and staffing deployed from each fire station:

- Fullerton Fire Dept. Station #1

312 E. Commonwealth Ave.
Fullerton, CA 92832
714-738-6513

Daily Staffing: One shift is 24 hours/day; 48 hour on-duty/96 hour off-duty shift schedule with three platoons-A,B,and C. Fire Engine 1 is staffed with 4 people-Fire Captain, Fire Engineer, and two Firefighters-at least two members of this crew are licensed Paramedics. In addition, the Battalion Chief is also deployed from this fire station to manage multi-unit responses and address the needs of the six on-duty crews to make sure they have the training, tools, and equipment to deliver the service.

Apparatus: Engine 1-2015 Pierce Saber Type I fire engine, Reserve Pierce Dash Type I fire engine , FB1-2018 Dodge Ram 3500 Pickup, FB1-2020 Dodge Ram 3500 Pickup, 1962 Crown Type I fire engine (historically retired), Mobile EOC Command Trailer-2006 Surrey Trailer

- Fullerton Fire Dept. Station #2

1732 W. Valencia Drive
Fullerton, CA 92833
714-738-6515

Daily Staffing: One shift is 24 hours/day; 48 hour on-duty/96 hour off-duty shift schedule with three platoons-A,B,and C. Fire Engine 2 is staffed with 4 people-Fire Captain, Fire Engineer, and two Firefighters-at least two members of this crew are licensed Paramedics.

Apparatus: Engine 2-2015 Pierce Saber Type I fire engine

- Fullerton Fire Dept. Station #3

700 S. Acacia Ave.
Fullerton, CA 92831
714-738-6516

Daily Staffing: One shift is 24 hours/day; 48 hour on-duty/96 hour off-duty shift schedule with three platoons-A,B,and C. Fire Engine 3 is staffed with 4 people-Fire Captain, Fire Engineer, and two Firefighters-at least two members of this crew are licensed Paramedics. In addition, this crew responds to wildland fires throughout the state through a mutual aid agreement with the State Office of Emergency Services (OES).

Apparatus: Engine 3-2007 Pierce Dash Type I fire engine, OES 1313 (Office of Emergency Services) 2020 BME Type 3 wildland engine

- Fullerton Fire Dept. Station #4
3251 N. Harbor Blvd.
Fullerton, CA 92835
714-738-6517

Daily Staffing: One shift is 24 hours/day; 48 hour on-duty/96 hour off-duty shift schedule with three platoons-A,B,and C. Fire Engine 4 is staffed with 4 people-Fire Captain, Fire Engineer, and two Firefighters-at least two members of this crew are licensed Paramedics.

Apparatus: Engine 4-2003 Pierce Dash Type I fire engine

- Fullerton Fire Dept. Station #5
2555 E. Yorba Linda Blvd.
Fullerton, CA 92831
714-738-6518

Daily Staffing: One shift is 24 hours/day; 48 hour on-duty/96 hour off-duty shift schedule with three platoons-A,B,and C. Fire Engine 5 is staffed with 4 people-Fire Captain, Fire Engineer, and two Firefighters-at least two members of this crew are licensed Paramedics.

Apparatus: Engine 5-2019 Pierce Velocity Type I fire engine, Reserve Pierce Dash Type I fire engine

- Fullerton Fire Dept. Station #6
2691 Rosecrans Ave.
Fullerton, CA 92833
714-738-6519

Daily Staffing: One shift is 24 hours/day; 48 hour on-duty/96 hour off-duty shift schedule with three platoons-A,B,and C. Fire Truck 6 is staffed with 4 people-Fire Captain, Fire Engineer, and two Firefighters and is currently not staffed with any licensed Paramedics.

Apparatus: Truck 6-2022 Pierce Velocity Heavy Duty 107' Tillered Aerial, Reserve Truck-2002 Pierce Dash Heavy Duty 100' Tillered Aerial, Reserve Pierce Dash Type I fire engine, UTV6-2020 Prowler Side-by-Side Utility Terrain Vehicle w/Trailer

The Fullerton Fire Department (FFD) maintains constant staffing for the six fire stations every day. If someone is absent from work, the Department will mandate employees to fill the vacancy so that the deployable resources and manpower is always the same no matter what type of emergency response is requested. With this constant staffing in place, the FFD can be classified as an all-hazard agency that is trained to handle any situation that a resident, patron, or business owner cannot handle. Additionally, we contract with Falck Mobile Health to provide emergency medical transport with three dedicated ambulances each carrying two Falck EMTs which deploy from Fire Stations 1, 3, and 6.

2. The FFD references NFPA 1710- Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments which requires communities to provide for the arrival of an Advanced Life Support (ALS) unit within an 8-minute response time 90% of the medical aid incidents. An ALS response includes a minimum of two Paramedics and a minimum of two EMTs. It is important to note that the 8-minute response time begins upon the dispatch of the resource and

ends upon their arrival of the resource at the emergency incident location. Please see the table below with data from 2021:

TOTAL MEDICAL AID RESPONSES FOR 2021-9,766 RESPONSES	
Total Dispatch to Arrival less than 8:00	8,673 incidents – 89%

The FFD also references NFPA 1710 that requires fire suppression resources shall be deployed to provide for the arrival of an engine company within a 4-minute response time and/or the initial full alarm assignment with an 8-minute response time to 90% of incidents involving a structure fire. It is also important to note that the response time begins upon dispatch of the resources and ends upon their arrival of the resource at the emergency incident location. Please see the table below with data from 2021:

TOTAL STRUCTURE FIRE RESPONSES FOR 2021-108 INCIDENTS	
Total Dispatch to Arrival less than 4:00	24 incidents – 22%

The FFD is a general fund city department and is dependent on maintaining/expanding these service levels based upon the policy direction of City Council.

3. No.
4. The existing six fire stations are sufficient to continue to meet the needs of the Fullerton community, although the number of deployable resources from these six fire stations will need to be increased by one fire engine with four personnel of which two would be licensed Paramedics. To compensate for the increase in population due to the RHNA requirement of 35,611 new units in the Planning Area and for the FFD to meet performance measurements related to both fire and medical responses, and additional fire unit would be proposed. As of the date of this response, this resource is currently not budgeted but has been discussed.

Please feel free to contact me directly for any other questions or more details. Thank you.

ADAM LOESER

Fire Chief

Fullerton Fire Department | 312 E Commonwealth | Fullerton, CA 92832

P: 714-853-3348 E: adam.loeser@fullertonfire.org W: www.cityoffullerton.com



DUDEK

38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Interim Chief of Police Jon Radus
Fullerton Police Department
237 W. Commonwealth Avenue
Fullerton, CA 92832

December 11, 2023

(Sent via email)

Subject: Request for Police Services Information for The Fullerton Housing Incentive Overlay Zone (HIOZ) Draft Program Environmental Impact Report

Dear Interim Chief of Police Radus,

In coordination with the City of Fullerton, Dudek is preparing a Draft Program Environmental Impact Report (PEIR) for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program (proposed Program), pursuant to the California Environmental Quality Act (CEQA). This letter provides a summary of the proposed Program and poses some specific questions necessary to address the topic of police protection services under CEQA.

The proposed 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 facilitate the construction of housing units with a buildout potential of 35,611 units. 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). As such, the City identified the proposed Program as one policy action to help facilitate housing production in order to meet the City's RHNA goals. As shown in Figure 1, HIOZ Map, the proposed Program's zoning overlay would apply to 593.5 acres throughout the City of Fullerton. The proposed Program would apply to 759 parcels with the following underlying zoning designations: C-G (Commercial Greenbelt), C-M (Commercial, Manufacturing), G-C (General Commercial), O-P (Office Professional), M-G (Manufacturing, General), M-P (Manufacturing Park) (100,000 square-foot minimum lot size), and M-P (Manufacturing Park) (200,000 square-foot minimum lot size).

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Please feel free to contact me at (626) 204-9804 or via email at gromero@dudek.com to discuss our information needs and/or any questions regarding this request. Thank you very much for your assistance.

Sincerely,



Gabe Romero
Environmental Planner

Att.: Figure 1. HIOZ Map

Police Services Questions: If possible, please respond to the questions below by December 28, 2023, as this information is time sensitive and necessary for the preparation of the Draft PEIR. Please email your responses directly to me at gromero@dudek.com.

1. Please provide a summary of existing staffing and equipment at the Fullerton Police Department (237 W. Commonwealth Avenue). Please also describe the Fullerton Police Department's role/staffing requirements as they relate to police services.

2. Are there established performance standards/objectives for maintaining acceptable service ratios (i.e., officer-to-resident ratio) or response times?
 - a. If so, please provide established performance standards/objectives. Please provide data on current response times/service ratios for police services, if available.

 - b. Are these established performance standards/objectives being achieved?

 - c. Please describe funding mechanisms to maintain response times/service ratios.

3. Are existing facilities sufficient to provide police services to the proposed Program? If not, please see Question #4.

4. Would implementation of the proposed Program result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Fullerton Police Department?
 - a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

REQUEST FOR POLICE SERVICES INFORMATION

1. Please provide a summary of existing staffing and equipment at the Fullerton Police Department (237 W. Commonwealth Avenue). Please also describe the Fullerton Police Department's role/staffing requirements as they relate to police services.

The Fullerton Police Department's role is to protect the community, to prevent and detect crime, and enforce laws and ordinances.

The Fullerton Police Department is funded for 131 sworn officers and the agency is currently at 115 sworn officers and 8 recruits in the Police Academy. There are 52 full-time civilian staff, 11 part-time civilian staff, and 31 volunteers.

Please see attach for breakdown of staff and equipment.

2. Are there established performance standards/objectives for maintaining acceptable service ratios (i.e., officer-to-resident ratio) or response times?

Yes

a. If so, please provide established performance standards/objectives. Please provide data on current response times/service ratios for police services, if available.

The Fullerton Police Department provides performance evaluation forms to all sworn and non-sworn personnel every six months. During this time period personnel are rated on public interaction, customer service and maturity; problem solving and decision making, work habits, investigative skills and legal knowledge as well as communication and safety skills. All performance evaluations are reviewed by supervisors and administration to ensure staff is performing at an acceptable level.

The response times vary depending on the priority of the call. Due to the severity of the crime, Priority 1 calls typically have shorter response times. The average response time for Priority 1 calls is about 5 minutes and it slowly increases based on priority.

b. Are these established performance standards/objectives being achieved?

Yes, by holding our staff accountable for their performance we continue to maintain a professional work standard.

c. Please describe funding mechanisms to maintain response times/service ratios.

Currently there are no funding mechanisms to maintain response times/service ratios. However, the Fullerton Police Department does have several grants and overtime opportunities to help offset staffing issues.

3. Are existing facilities sufficient to provide police services to the proposed Program? If not, please see Question #4.

No.

4. Would implementation of the proposed Program result in the need for new facilities and/or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives of the Fullerton Police Department?

The projected population growth of this proposed program would cause a need for more staffing to maintain acceptable service ratios and response times. There would also be the need for new or altered facilities to be able to properly police the increase of population to the city.

a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

The new or alter facilities required to accommodate the increase in the city's population would be a larger jail, substation, or modifications to our current police station.

Fullerton Police Department

RANK	CURRENT
Chief	0
Captain	2
Lieutenant	6
Sergeant	21
Corporal	38
Officer	48
Recruit	8

Total Officers and Trainees 123

PART TIME	CURRENT
Part Time Dispatcher	3
Cadet (2 Senior Cadet)	8
Volunteers (23 RSVPs/8 Chaplains)	31

Total Part Time Staff 42

FULL TIME	CURRENT
Communications Supervisor	1
Lead Dispatcher	3
Dispatcher	6
Forensic Supervisor	1
Forensic Specialist I	3
Forensic Specialist II	2
Police Services Representative (PSR):	
Admin	1
Patrol	7
Traffic	2
Training	1
Property	1
Investigations	1
Community Services	2
Range (PSR II)	1
Court Liaison (PSR II)	1
Technical Service Manager	1
Records Supervisor	0
Records Shift Lead	1
Records Specialist	4
Records Clerk	9
Investigative Technician	1
Senior Administrative Analyst	1
Administrative Assistant II	1
Mechanic II	1

FT Civilians (not including recruits) 52

EQUIPMENT
Firearms\Rifles\Tasers
Ballistic Vests
Ballistic Helmets
Ballistic Shields (Sgt Car)
Active Shooter Vests
BWCs\Handcuffs\Flashlights\Pac Sets
Gas Masks, Filters
Pepper Gel\Ripp Restraints\Hobbles
Medical Equipment (tourniquet, chest seals, quick clot, Narcan)
AEDs (Adult/Child pads)
Vehicles\Motorcycles

DUDEK

38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Superintendent Dr. Steve McLaughlin
Fullerton Joint Union High School District
1051 W. Bastanchury Road
Fullerton, CA 92833

December 11, 2023

(Sent via email)

Subject: Request for School Services Information for The Fullerton Housing Incentive Overlay Zone (HIOZ) Draft Program Environmental Impact Report

Dear Dr. McLaughlin,

In coordination with the City of Fullerton, Dudek is preparing a Draft Program Environmental Impact Report (PEIR) for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program (proposed Program), pursuant to the California Environmental Quality Act (CEQA). This letter provides a summary of the proposed Program and poses some specific questions necessary to address the topic of school services under CEQA.

The proposed 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 facilitate the construction of housing units with a buildout potential of 35,611 units. According to the City's Housings 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 in order to meet the City's RHNA goals. As shown in Figure 1, HIOZ Map, the proposed Program's zoning overlay would apply to 593.5 acres throughout the City of Fullerton. The proposed Program would apply to 759 parcels with the following underlying zoning designations: C-G (Commercial Greenbelt), C-M (Commercial, Manufacturing), G-C (General Commercial), O-P (Office Professional), M-G (Manufacturing, General), M-P (Manufacturing Park) (100,000 square-foot minimum lot size), and M-P (Manufacturing Park) (200,000 square-foot minimum lot size).

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Please feel free to contact me at (626) 204-9804 or via email at gromero@dudek.com to discuss our information needs and/or any questions regarding this request. Thank you very much for your assistance.

Sincerely,



Gabe Romero
Environmental Planner

Att.: Figure 1. HIOZ Map

School Services Questions: If possible, please respond to the questions below by December 28, 2023, as this information is time sensitive and is necessary for the preparation of the Draft PEIR. Please email your responses directly to me at gromero@dudek.com.

1. Please identify the FJUHSD schools within the district’s service boundaries for the Program site, the 2023-2024 school year student enrollment, as well as the total student enrollment *capacity* for each of the schools. (Please refer to Figure 1, HIOZ Map, for parcels affected by the proposed Program.)

School Type	School Name	2023-2024 School Year Student Enrollment	Total School Enrollment Capacity
High School(s)			
Other (if applicable)			

2. If available, please provide a list of the FJUHSD's estimated “students per dwelling unit” for each school serving the Planning Area (such as the Office of Public School Construction’s [OPSC’s] standard rate, below). This factor will be used to estimate the potential increase in enrollment that would be associated with the Program’s proposed dwelling units. (If available, please provide generation factors specifically for multi-family dwelling unit types, as opposed to single-family.)

OPSC's standard rate from their form SAB 50-01:

- Elementary School District 0.5 students per dwelling unit
- High School District 0.2 students per dwelling unit
- Unified School District 0.7 students per dwelling unit

School Type	School Name	Generation Factor (approximate)
High School(s)		_____ Students per dwelling unit
Other (if applicable)		_____ Students per dwelling unit

3. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., student-to-teacher ratios)?
 - a. If so, please provide established performance standards/objectives.



- b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.

4. Are existing schools sufficient to provide support to the proposed Program? If not, please see Question #5

5. Would implementation of the proposed Program result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives, such as student-to-teacher ratios?
 - a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

DUDEK

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Superintendent Dr. Steve McLaughlin
Fullerton Joint Union High School District
1051 W. Bastanchury Road
Fullerton, CA 92833

December 11, 2023

(Sent via email)

Subject: Request for School Services Information for The Fullerton Housing Incentive Overlay Zone (HIOZ)
Draft Program Environmental Impact Report

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In coordination with the City of Fullerton, Dudek is preparing a Draft Program Environmental Impact Report (PEIR) for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program (proposed Program), pursuant to the California Environmental Quality Act (CEQA). This letter provides a summary of the proposed Program and poses some specific questions necessary to address the topic of school services under CEQA.

The proposed 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 facilitate the construction of housing units with a buildout potential of 35,611 units. According to the City's Housings 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 in order to meet the City's RHNA goals. As shown in Figure 1, HIOZ Map, the proposed Program's zoning overlay would apply to 593.5 acres throughout the City of Fullerton. The proposed Program would apply to 759 parcels with the following underlying zoning designations: C-G (Commercial Greenbelt), C-M (Commercial, Manufacturing), G-C (General Commercial), O-P (Office Professional), M-G (Manufacturing, General), M-P (Manufacturing Park) (100,000 square-foot minimum lot size), and M-P (Manufacturing Park) (200,000 square-foot minimum lot size).

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Please feel free to contact me at (626) 204-9804 or via email at gromero@dudek.com to discuss our information needs and/or any questions regarding this request. Thank you very much for your assistance.

Sincerely,



Gabe Romero
Environmental Planner

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1. Please identify the FJUHSD schools within the district’s service boundaries for the Program site, the 2023-2024 school year student enrollment, as well as the total student enrollment *capacity* for each of the schools. (Please refer to Figure 1, HIOZ Map, for parcels affected by the proposed Program.)

School Type	School Name	2023-2024 School Year Student Enrollment	Total School Enrollment Capacity
High School(s)	Fullerton Union High School	1848	
High School(s)	Sunny Hills High School	2434	
High School(s)	La Vista/La Sierra HS	307/262	
High School(s)	Troy High School	2545	

2. If available, please provide a list of the FJUHSD's estimated “students per dwelling unit” for each school serving the Planning Area (such as the Office of Public School Construction’s [OPSC’s] standard rate, below). This factor will be used to estimate the potential increase in enrollment that would be associated with the Program’s proposed dwelling units. (If available, please provide generation factors specifically for multi-family dwelling unit types, as opposed to single-family.)

- OPSC's standard rate from their form SAB 50-01:
- Elementary School District 0.5 students per dwelling unit
 - High School District.....0.2 students per dwelling unit
 - Unified School District 0.7 students per dwelling unit

School Type	Blended Student Generation Rate
High School (9-12)	<u>0.1326</u>
Total	<u>0.1326</u>

3. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., student-to-teacher ratios)? **YES**
 - a. If so, please provide established performance standards/objectives. **Teacher to student ratio is 1:28.5**



- b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available. **N/A**

- 4. Are existing schools sufficient to provide support to the proposed Program? If not, please see Question #5

While the School District would not have to build new schools to accommodate the growth created from HIOZ, the School District will have to modernize current facilities to accommodate the students. The School District is in the process of completing a facilities master plan and the preliminary cost for modernizing the facilities is:

School Name	Buildings Square Footage	Cost for Modernizing
Sunny Hills HS	185,225	\$83,351,250 - \$120,396,250
Fullerton Union HS	240,371	\$108,166,950 - \$156,241,150
Troy HS	244,006	\$109,802,700 - \$158,603,900
La Vista/La Sierra HS	58,734	\$26,430,300 - \$38,177,100

Total: \$327,751,200 - \$473,418,400

- 5. Would implementation of the proposed Program result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives, such as student-to-teacher ratios?
N/A

- a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

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Superintendent Dr. Robert Pletka
Fullerton School District
1401 W. Valencia Drive
Fullerton, CA 92833

December 11, 2023

(Sent via email)

Subject: Request for School Services Information for The Fullerton Housing Incentive Overlay Zone (HIOZ) Draft Program Environmental Impact Report

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Sincerely,



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Att.: *Figure 1. HIOZ Map*

School Services Questions: If possible, please respond to the questions below by December 28, 2023, as this information is time sensitive and is necessary for the preparation of the Draft PEIR. Please email your responses directly to me at gromero@dudek.com.

1. Please identify the FSD schools within the district’s service boundaries for the Program site, the 2023-2024 school year student enrollment, as well as the total student enrollment *capacity* for each of the schools. (Please refer to Figure 1, HIOZ Map, for parcels affected by the proposed Program.)

School Type	School Name	2023-2024 School Year Student Enrollment	Total School Enrollment Capacity
Elementary School(s)			
Middle School(s) or Junior High School(s)			
Other (if applicable)			

2. If available, please provide a list of the FSD’s estimated “students per dwelling unit” for each school serving the Planning Area (such as the Office of Public School Construction’s [OPSC’s] standard rate, below). This factor will be used to estimate the potential increase in enrollment that would be associated with the Program’s proposed dwelling units. (If available, please provide generation factors specifically for multi-family dwelling unit types, as opposed to single-family.)

OPSC's standard rate from their form SAB 50-01:

- Elementary School District 0.5 students per dwelling unit
- High School District 0.2 students per dwelling unit
- Unified School District 0.7 students per dwelling unit

School Type	School Name	Generation Factor (approximate)
Elementary School(s)		_____ Students per dwelling unit
Middle School(s) or Junior High School(s)		_____ Students per dwelling unit
Other (if applicable)		_____ Students per dwelling unit

3. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., student-to-teacher ratios)?

- a. If so, please provide established performance standards/objectives.



- b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.

4. Are existing schools sufficient to provide support to the proposed Program? If not, please see Question #5

5. Would implementation of the proposed Program result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives, such as student-to-teacher ratios?
 - a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

DUDEK

38 NORTH MARENGO AVENUE
PASADENA, CALIFORNIA 91101
T 626.204.9800 F 626.204.9834

Superintendent Dr. Robert Pletka
Fullerton School District
1401 W. Valencia Drive
Fullerton, CA 92833

December 11, 2023

Subject: Request for School Services Information for The Fullerton Housing Incentive Overlay Zone (HIOZ) Draft Program Environmental Impact Report

Dear Dr. Pletka,

In coordination with the City of Fullerton, Dudek is preparing a Draft Program Environmental Impact Report (PEIR) for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program (proposed Program), pursuant to the California Environmental Quality Act (CEQA). This letter provides a summary of the proposed Program and poses some specific questions necessary to address the topic of school services under CEQA.

The proposed 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 facilitate the construction of housing units with a buildout potential of 35,611 units. 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). As such, the City identified the proposed Program as one policy action to help facilitate housing production in order to meet the City's RHNA goals. As shown in Figure 1, HIOZ Map, the proposed Program's zoning overlay would apply to 593.5 acres throughout the City of Fullerton. The proposed Program would apply to 759 parcels with the following underlying zoning designations: C-G (Commercial Greenbelt), C-M (Commercial, Manufacturing), G-C (General Commercial), O-P (Office Professional), M-G (Manufacturing, General), M-P (Manufacturing Park) (100,000 square-foot minimum lot size), and M-P (Manufacturing Park) (200,000 square-foot minimum lot size).

For more information on the parcels identified (i.e., "Planning Area"), see Appendix A of the Initial Study on the City's website: <https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/housing-element-update-2023>.

Please feel free to contact me at (626) 204-9804 or via email at gromero@dudek.com to discuss our information needs and/or any questions regarding this request. Thank you very much for your assistance.

Sincerely,



Gabe Romero
Environmental Planner

Att.: Figure 1. HIOZ Map

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School Services Questions: If possible, please respond to the questions below by December 28, 2023, as this information is time sensitive and is necessary for the preparation of the Draft PEIR. Please email your responses directly to me at gromero@dudek.com.

1. Please identify the FSD schools within the district’s service boundaries for the Program site, the 2023-2024 school year student enrollment, as well as the total student enrollment *capacity* for each of the schools. (Please refer to Figure 1, HIOZ Map, for parcels affected by the proposed Program.)

School Type	School Name	2023-2024 School Year Student Enrollment	Total School Enrollment Capacity
Elementary School(s)			
Middle School(s) or Junior High School(s)			
Other (if applicable)			

2. If available, please provide a list of the FSD’s estimated “students per dwelling unit” for each school serving the Planning Area (such as the Office of Public School Construction’s [OPSC’s] standard rate, below). This factor will be used to estimate the potential increase in enrollment that would be associated with the Program’s proposed dwelling units. (If available, please provide generation factors specifically for multi-family dwelling unit types, as opposed to single-family.)

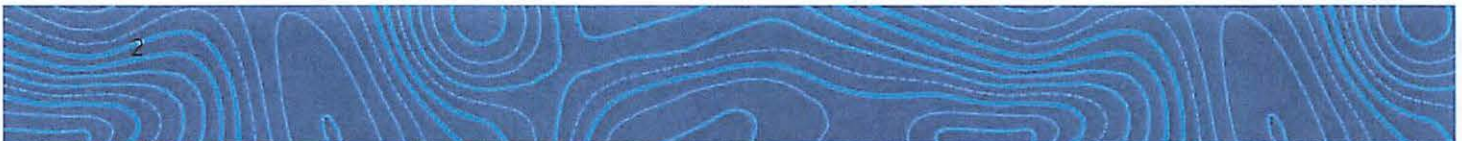
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School Type	School Name	Generation Factor (approximate)
Elementary School(s)		____ Students per dwelling unit
Middle School(s) or Junior High School(s)		____ Students per dwelling unit
Other (if applicable)		____ Students per dwelling unit

3. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., student-to-teacher ratios)?

- a. If so, please provide established performance standards/objectives.



- b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.

- 4. Are existing schools sufficient to provide support to the proposed Program? If not, please see Question #5

- 5. Would implementation of the proposed Program result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives, such as student-to-teacher ratios?
 - a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

Fullerton Housing Incentive Overlay Zone (HIOZ) Draft Program Environmental Impact Report

	2023-24	Total School Max	Standard Rate
Elementary Schools	Enrollment	Capacity	Generation Factor
Acacia Elementary School	667	704	0.5
Commonwealth Elementary School	294	832	0.5
Fern Drive Elementary School	385	672	0.5
Golden Hill School for Creative and Performing Arts	607	768	0.5
Hermosa Drive Elementary School	304	480	0.5
Laguna Road Elementary School	621	704	0.5
Maple Elementary School	326	384	0.5
Orangethorpe Elementary School	529	1344	0.5
Pacific Drive Elementary School	584	960	0.5
Raymond Elementary School	609	672	0.5
Richman Elementary School	478	1376	0.5
Rolling Hills Elementary School	560	736	0.5
Sunset Lane Elementary School	721	864	0.5
Valencia Park Elementary School	400	864	0.5
Woodcrest Elementary School	300	576	0.5
Junior High Schools			
Ladera Vista Junior High School of the Arts	824	1120	0.2
Nicolas Junior High School	612	1312	0.2
Parks Junior High School	767	1136	0.2
Other - TK-8 Schools			
Beechwood School (TK-8)	923	1108	0.5
Robert C. Fisler School (TK-8)	895	1056	0.5

The answer to question #3 is as follows:

3 Yes, the performance objectives are class size.

3a: The class size ratios are:

- Kindergarten: Maintain current statewide formula for kindergarten within the District. Class sizes will not exceed 33:1 and the District-wide average for kindergarten will not exceed 31:1 as measured at P-2.
- First-Third: Class sizes will not exceed 32:1 on a school site and will not exceed 29.9:1 on a District-wide average as measured at P-2.
- Fourth-Eighth: Class size average will not exceed 29.9:1 on a District-wide basis as measured at P-2.
- Individual elementary fourth-sixth grade class sizes will not exceed 34:1 as measured at P-2.
- Individual junior high/middle school classes will not exceed 210 rostered students per general education classroom teacher, averaged over both semesters, with the exception of high load classes (i.e., PE, electives, etc.). Student aides and homeroom counts will not factor into the calculation. By signed mutual agreement between the general education classroom teacher and the principal, the class average of 210 can be increased to, but not exceed 216.

3b: Yes, the class size ratios noted above are being achieved.

#4 - yes. We would require updating and modernization at several sites, but our current facilities could handle increased enrollment.

#5 - n/a

Fullerton Department of Parks and Recreation
303 W. Commonwealth Avenue
Fullerton, CA 92832

December 11, 2023

(Sent via email)

Subject: Request for Parks and Recreation Facilities Information for The Fullerton Housing Incentive Overlay Zone (HIOZ) Draft Program Environmental Impact Report

To whom it may concern,

In coordination with the City of Fullerton, Dudek is preparing a Draft Program Environmental Impact Report (PEIR) for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program (proposed Program), pursuant to the California Environmental Quality Act (CEQA). This letter provides a summary of the proposed Program and poses some specific questions necessary to address the topic of parks and recreation services under CEQA.

The proposed 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 facilitate the construction of housing units with a buildout potential of 35,611 units. 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). As such, the City identified the proposed Program as one policy action to help facilitate housing production in order to meet the City's RHNA goals. As shown in Figure 1, HIOZ Map, the proposed Program's zoning overlay would apply to 593.5 acres throughout the City of Fullerton. The proposed Program would apply to 759 parcels with the following underlying zoning designations: C-G (Commercial Greenbelt), C-M (Commercial, Manufacturing), G-C (General Commercial), O-P (Office Professional), M-G (Manufacturing, General), M-P (Manufacturing Park) (100,000 square-foot minimum lot size), and M-P (Manufacturing Park) (200,000 square-foot minimum lot size).

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Please feel free to contact me at (626) 204-9804 or via email at gromero@dudek.com to discuss our information needs and/or any questions regarding this request. Thank you very much for your assistance.

Sincerely,



Gabe Romero
Environmental Planner

Att.: *Figure 1. HIOZ Map*

Parks and Recreation Facilities Questions: If possible, please respond to the questions below by December 28, 2023, as this information is time sensitive and is necessary for the preparation of the Draft PEIR. Please email your responses directly to me at gromero@dudek.com.

1. Please provide a list of all local/regional parks that may serve the Planning Area, and a summary of the existing facilities (e.g., sports court, pool, picnic areas, community rooms) at each park.

2. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., park acreage per resident)? For example, according to General Plan Policy 15.7, the citywide minimum parkland per resident ratio is 4 acres per 1,000 people.
 - a. If so, please provide established performance standards/objectives.

 - b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.

3. Are existing park/recreation facilities sufficient to provide support to the proposed Program? If not, please see Question #4

4. Would implementation of the proposed Program result in the need for new park/recreation facilities and/or physically altered facilities in order to maintain acceptable performance objectives?
 - a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

From: Edgar Rosales <ERosales@cityoffullerton.com>
Sent: Wednesday, January 24, 2024 3:57 PM
To: Chris Schaefer <Chris.Schaefer@cityoffullerton.com>
Cc: Rachel Castanon <rachel.castanon@cityoffullerton.com>
Subject: RE: Request for Information - Housing Element Update (Parks and Rec)

Good afternoon Chris,

Here are our responses. We are still trying to figure out the park acres per resident statistic. If we are able to get it, I will follow up. For now, I just looked up census data and I know how many acres of parkland we have, so I came up with a number. I was not sure what form you needed this in, so I just put it in an email, but I can put it in Word or PDF format if that is better.

1. Please provide a list of all local/regional parks that may serve the Planning Area, and a summary of the existing facilities (e.g., sports court, pool, picnic areas, community rooms) at each park.

1. Adlena Park

AMENITIES: Barbecues, Baseball/Softball, Basketball, Bleacher Seating, Parking, Picnic Shelter, Picnic Tables, Playground, Restrooms, Sports Field Lights, Spray Pool (Summer)

2. Amerige Park

AMENITIES: Baseball/Softball, Bleacher Seating, Fullerton Community Center, Parking, Restrooms, Soccer, Sports Field Lights

3. Bastanchury Park

AMENITIES: Baseball/Softball, Basketball, Playground, Recreation Trail(s), Restrooms, Soccer

4. Brea Dam Park

AMENITIES: Barbecues, Drinking Fountain, Parking, Picnic Tables, Recreation Trail(s), Restrooms

5. Byerrum Park

AMENITIES: Baseball/Softball, Basketball, Picnic Tables, Playground, Soccer

6. Chapman Park

AMENITIES: Activity Building, Activity Slab, Baseball/Softball, Basketball, Picnic Shelter, Playground, Restrooms, Soccer

7. Fern Drive Park

AMENITIES: Activity Slab, Baseball/Softball, Bleacher Seating, Picnic Tables, Playground

8. Ford Park

AMENITIES: Barbecues, Baseball/Softball, Parking, Picnic Shelter, Playground, Soccer

9. Gilbert Park

AMENITIES: Activity Slab, Barbecues, Baseball/Softball, Basketball, Parking, Picnic Tables, Playground

10. Gilman Park

AMENITIES: Parking, Restrooms

11. Hillcrest Park

AMENITIES: Barbecues, Great Lawn with Fountain, Hillcrest Recreation Center, Hillcrest Terrace, Izaak Walton Cabin, Parking, Picnic Tables, Pine Forest Stairs, Playground, Recreation Trail(s), Red Cross Building, Restrooms

12. Hiltcher Park

AMENITIES: Creek, Doggie Bag Dispensers, Parking, Recreation Trail(s)

13. Independence Park

AMENITIES: Exercise Equipment, Gymnasium, Picnic Tables, Play Areas, Playground, Raquetball/Handball Court, Restrooms, Skate Park, Swim Complex

14. Laguna Lake Park

AMENITIES: Parking, Picnic Tables, Recreation Trail(s), Restrooms

15. Lemon Park

AMENITIES: Activity Building, Barbecues, Baseball/Softball, Basketball, Parking, Picnic Shelter, Picnic Tables, Playground, Restrooms, Spray Pool (Summer)

16. Mountain View Park
AMENITIES: Parking, Picnic Tables, View Point
17. Nicolas Park
AMENITIES: Baseball/Softball, Bleacher Seating, Parking, Playground, Restrooms
18. Olive Park
AMENITIES: Benches, Playground
19. Orangethorpe Park
AMENITIES: Activity Building, Activity Slab, Barbecues, Baseball/Softball, Bleacher Seating, Parking, Picnic Tables, Playground, Restrooms
20. Pacific Drive Park
AMENITIES: Parking, Picnic Tables, Playground, Restrooms, Shaded Seating, Soccer
21. Pearl Park
AMENITIES: Activity Slab, Playground, Benches
22. Plaza Park
AMENITIES: Mural, Picnic Tables, Playground, Shaded Seating
23. Richman Park
AMENITIES: Baseball/Softball, Handicap Facility, Parking, Picnic Shelter, Playground, Restrooms, Soccer
24. San Juan Park
AMENITIES: Barbeques, Picnic Tables, Restrooms
25. Truslow Park
AMENITIES: Barbecues, Picnic Tables, Playground
26. Union Pacific Park
AMENITIES: Barbecues, Basketball, Picnic Tables, Playground, Recreation Trail(s), Restrooms
27. Valencia Park
AMENITIES: Activity Slab, Barbecues, Baseball/Softball, Basketball, Bleacher Seating, Picnic Tables, Playground, Restrooms, Splash Pad (Summer)
28. Vista Park
AMENITIES: Parking, Shaded Seating
29. West Coyote Hills Park
AMENITIES: Picnic Tables
30. Woodcrest Park
AMENITIES: Barbecues, Baseball/Softball, Bleacher Seating, Parking, Picnic Tables, Playground Restrooms

2. Are there established performance standards/objectives for maintaining acceptable service ratios (e.g., park acreage per resident)? For example, according to General Plan Policy 15.7, the citywide minimum parkland per resident ratio is 4 acres per 1,000 people.

Yes.

a. If so, please provide established performance standards/objectives.

The only quantitative measure for our parks is the park acreage to resident ratio. As stated in the question, the minimum parkland per resident ratio for Fullerton is 4 acres per 1,000 people.

b. Are these established performance standards/objectives being achieved? Please provide data on current service ratios, if available.

This performance measure is currently being met. According to census data from 2022, the population was 140,541. We currently have 683 acres of parkland, so as of 2022, the ratio was 4.85 acres per 1,000 people.

3. Are existing park/recreation facilities sufficient to provide support to the proposed Program? If not, please see Question #4

No, the addition of 35,000 units would increase the population of Fullerton significantly. This would cause the ratio to go under 4 acres per 100,000 people.

4. Would implementation of the proposed Program result in the need for new park/recreation facilities and/or physically altered facilities in order to maintain acceptable performance objectives?

Yes, it would result in the need for more amenities in our current parks. Potential solutions would involve expanding on current amenities, such as bigger playgrounds, more sport courts and continued expansion of trail system.

a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

At this point, there are CIP projects that are awaiting funding to improve amenities at several parks on the list established in question #1. However, more facilities would also need to be added. In addition, more green space would be needed to maintain our minimum parkland per resident ratio. Fullerton is a built-out city, so purchasing new park space does not seem like a viable possibility. In order to maintain our ratio, developers would be required to make green space available to the public within their developments. For example, if they build a playground or tennis courts, those would need to be available to all Fullerton residents, not just the tenants residing in the development.



Edgar Rosales

Senior Administrative Analyst
City of Fullerton Parks and Recreation

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T 626.204.9800 F 626.204.9834

Library Director Judy Booth
Fullerton Public Library
353 W. Commonwealth Avenue
Fullerton, CA 92832

December 11, 2023

(Sent via email)

Subject: Request for Library Services Information for The Fullerton Housing Incentive Overlay Zone (HIOZ) Draft Program Environmental Impact Report

Dear Director Booth,

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1. Please provide a summary of existing staffing, collection(s), and community services at the Fullerton Public Library (353 W. Commonwealth Avenue).

2. Are there established library performance standards or objectives for maintaining acceptable service ratios? If so, please describe these metrics below.

3. Would implementation of the proposed Program result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives or service ratios?
 - a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

4. Would implementation of the proposed Program result in the need for new staffing, supplies, or other equipment to maintain acceptable service ratios or other performance objectives?
 - a. If new staffing, supplies, or other equipment are required, please provide us with estimates for the number of additional staff and/or the type(s) of new supplies/equipment that would be required.

Library Services Information for The Fullerton Housing Incentive Overlay Zone (HIOZ) Draft Program Environmental Impact Report

1. Please provide a summary of existing staffing, collection(s), and community services at the Fullerton Public Library (353 W. Commonwealth Avenue).

The Fullerton Public Library has a proud history of serving the Fullerton and nearby communities since 1906. Based on the Fullerton Public Library's annual report to the California State Library Survey for 2022-23 the Fullerton Public Library has one location with 16 full-time staff and 15 part-time staff and is open 5 days per week for a total of 36 hours where 203,557 visitors were welcomed.

The collections loaned to the public are held in the following categories:

Children's Books held: 70,367
Young Adult Books held: 3,904
Adult Books held: 71,123

The following additional languages are represented and organized as print materials (in alphabetical order):

Chinese
Hindi
Korean
Spanish
Vietnamese

Other physical items:

Books on CD
DVDs
Internet Hotspots: 60
California State Parks Day-Use Passes

Virtual items include electronic books and audiobooks:

E-Books only: 21,074
Downloadable Audio Materials: 12,002

Library programming is offered on a weekly basis for ages 0 – 6 years with our Stay and Play (Babies and Toddler) and PreSchool Storytimes. There are Summer and Winter Reading Programs for Children, Teens, and Adults.

A recent increase in some replacement staffing is helping to bring back more programming for youth and teens including crafting, escape rooms, and outreach events at the weekly Fullerton Market. The Library Conference Room has a huge following among the public who enjoy boardgame play with over 1,200 visitors per year. We also offer two huge, annual one-

day celebrations: Star Wars Day and Yule Ball (a Harry Potter-oriented event). The library's meeting rooms are available to rent by the public (i.e. piano recitals) as well as space for City meeting and trainings.

2. Are there established library performance standards or objectives for maintaining acceptable service ratios? If so, please describe these metrics below.

We currently have no established library performance standards or objectives for maintaining acceptable service ratios.

3. Would implementation of the proposed Program result in the need for new facilities and/or physically altered facilities in order to maintain acceptable performance objectives or service ratios?

A city branch library is being re-opened – see next question.

a. If new facilities are required, please describe what facilities are required and whether such facilities are already planned and/or approved.

In fiscal year 2023-24 funding has been provided and approved for bringing back into operation Hunt Library branch (201 S. Basque Avenue) as a partnership between the Library and Parks and Recreation departments. This mid-century modern building designed by noted architect William Pereira is on the National Register of Historic Places along with the architecturally complementary Hunt Center and Pavilion on a neighboring private property thus forming an historic district. This location in a beautiful park setting is sure to attract great public interest and use for community events.

This effort is funded by a \$2.5M state grant requested by Assembly Member Sharon Quirk-Silva, a \$2.75M grant requested by State Senator Josh Newman both administered by the California State Library, an E-Rate (FCC funded) Grant for information technology connectivity, and a California State Library Building Forward Grant 1. The Fullerton Public Library Foundation is providing matching funds for the last two grants as well as \$250,000 in additional funding for start-up costs and common costs related to furnishings, and collections to circulate to the public.

4. Would implementation of the proposed Program result in the need for new staffing, supplies, or other equipment to maintain acceptable service ratios or other performance objectives?

The addition of the Hunt Library will help accommodate more library services to the public, yet the library never turns down additional funding.

- a. If new staffing, supplies, or other equipment are required, please provide us with estimates for the number of additional staff and/or the type(s) of new supplies/equipment that would be required.

(See above.)