



## Notice of Preparation and Scoping Meeting

To: **Reviewing Agencies, Organizations, and Interested Parties**

Subject: **Notice of Preparation of a Draft Program Environmental Impact Report (PEIR) and Public Scoping Meeting for the Fullerton Housing Incentive Overlay Zone (HIOZ) Program**

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

Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the **City of Fullerton** will be the lead agency and will prepare a program environmental impact report (PEIR) that will address potential environmental impacts associated with the Fullerton Housing Incentive Overlay Zone Program (referred to herein as the "Program" or "HIOZ"). The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of a PEIR pursuant to the CEQA Guidelines Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed Program, and (3) to serve as a notice for the public scoping meeting.

The City is requesting input from Responsible Agencies, Trustee Agencies, members of the public, and other interested parties regarding the scope and content of the PEIR. Public agencies may need to rely on the PEIR prepared by the City when considering approvals necessary for the implementation of the proposed Program.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

**Title:** Fullerton Housing Incentive Overlay Zone Program

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

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

**Potential Environmental Effects:** An Initial Study has been prepared for the proposed Program and is available on the City's website: <https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/housing-element-update-2023>. The Initial Study contains a description of the Program, the Planning Area, and preliminary determinations of the environmental resource topics to be addressed in the PEIR. As determined by the analysis in the Initial Study, the potential environmental effects of the proposed Program to be addressed in the Draft PEIR will include, but may not be limited to the following:

- Air Quality
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Mandatory Findings of Significance

These topics, together with other CEQA-mandated analyses including Alternatives, Cumulative Effects, and Growth Inducement, will be addressed in the PEIR.

**Responding to this Notice:** Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies must submit any comments in response to this notice no later than 30 days after receipt; other interested parties, including members of the public must also submit comments in this timeframe. Comments and suggestions should, at a minimum, identify the potential significant environmental issues, reasonable alternatives to the proposed Program, and potential mitigation measures that should be explored in the PEIR, in addition to whether the responding agency will be a responsible or trustee agency for the proposed Program. Please include the name, email, phone number, and address of a contact person in your response. The NOP is available for a 30-day public review period beginning **September 8, 2023, and ending October 9, 2023**. All comments and responses to this notice should be submitted in writing to:

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

The City will also accept responses to this notice submitted via email received through the close of business on October 9, 2023. Email responses to this notice may be sent to [chris.schaefer@cityoffullerton.com](mailto:chris.schaefer@cityoffullerton.com). For additional information or any questions regarding the proposed Project, please contact Chris Schaefer at (714) 738-6884 or via email at the aforementioned address.

**Notice of Scoping Meeting:** In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will have the opportunity to provide comments on the scope of the information and analysis to be included in the PEIR. The scoping meeting will be held virtually. Information on how to participate in the virtual meeting can be found at: <https://bit.ly/3EfzNXO>.

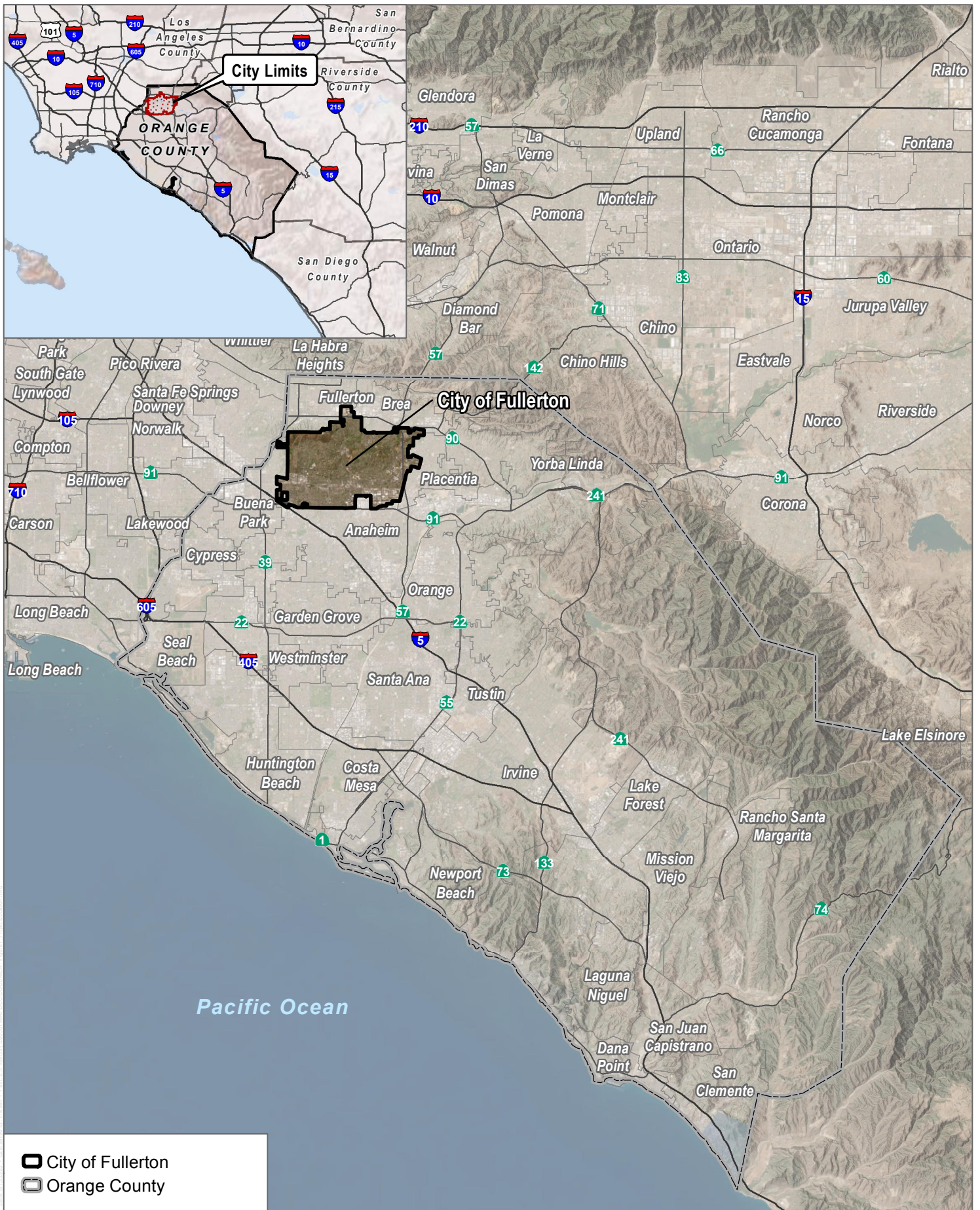
The scoping meeting will be held on **September 28, 2023, at 6:00 PM**.

August 31, 2023

Date

*Chris Schaefer*

Signature



SOURCE: ESRI 2023; Orange County 2020

FIGURE 1

Regional Location

Fullerton Housing Incentive Overlay Zone



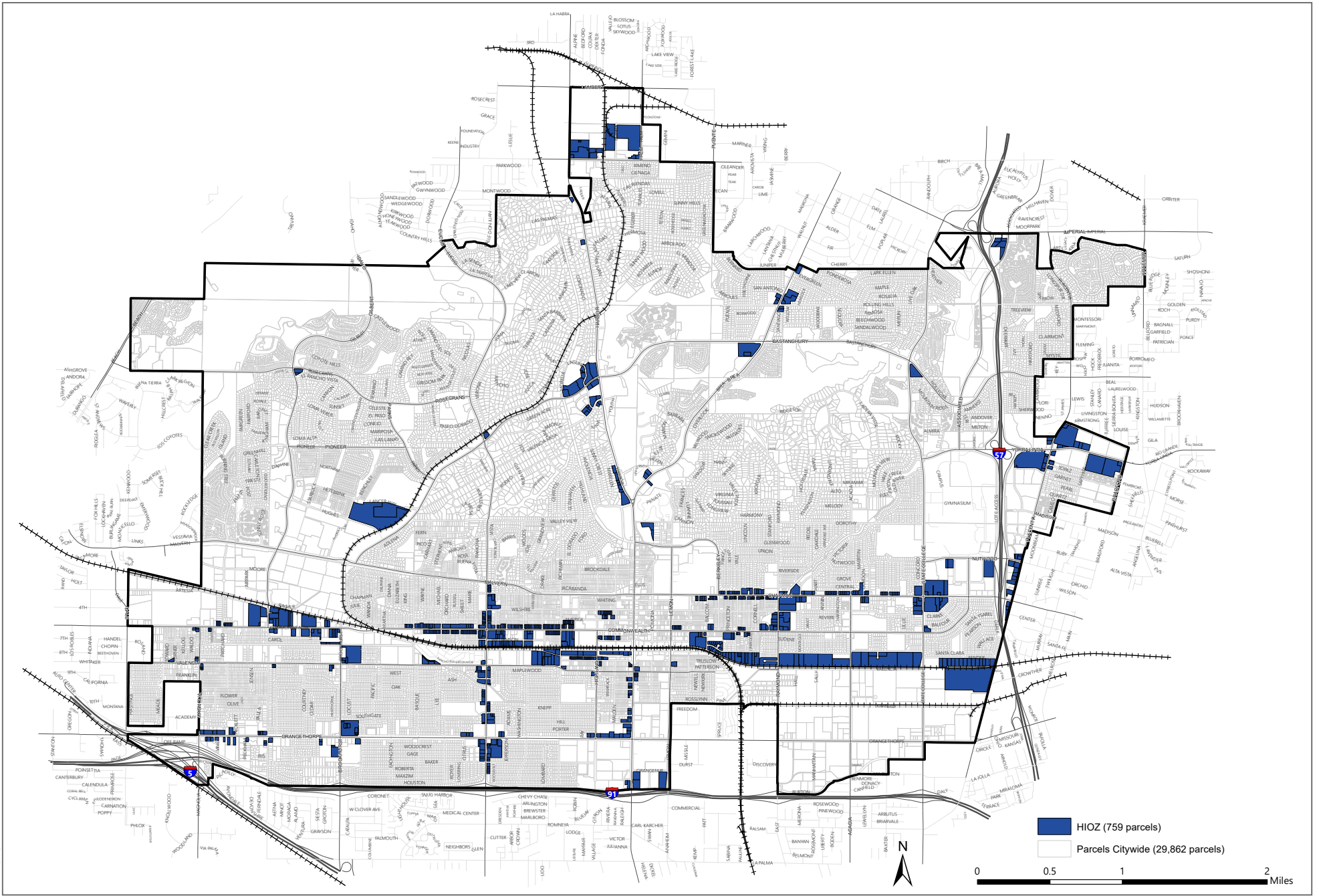


FIGURE 2

Fullerton HIOZ Map

Fullerton Housing Incentive Overlay Zone