Section 5.2:

Population, Housing, and Employment

SECTION 5.2
POPULATION, HOUSING, AND EMPLOYMENT

5.2.1 PURPOSE

This section identifies the existing population, housing, and employment for the City of Fullerton and provides an analysis of potential impacts that may result from implementation of The Fullerton Plan (proposed General Plan Update) by the year 2030. The analysis provided in this section addresses how implementation of The Fullerton Plan would meet the City's projected housing demands, induce population growth, and affect the jobs/housing balance.

5.2.2 EXISTING REGULATORY SETTING

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments (SCAG) is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local governments from Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura counties. The City of Fullerton is a member of the Orange County Council of Governments (OCCOG), one of 14 Subregional Organizations in the SCAG Region.

SCAG's demographic data is developed to enable the proper planning of infrastructure and facilities to adequately meet the needs of the anticipated growth. On May 8, 2008, SCAG adopted its 2008 Regional Transportation Plan (RTP), which presents the transportation vision for the SCAG region through the year 2030 and provides a long-term investment framework for addressing the region's transportation and related challenges. Growth forecasts contained in the RTP for Orange County and the City of Fullerton are utilized as the basis of analysis for housing, population, and employment forecasts in this section.

Regional Housing Needs Assessment (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs. The State of California Department of Housing and Community Development (HCD) is mandated to determine the state-wide housing need. In cooperation with HCD, local governments and councils of governments (COGs) are charged with making a determination of the existing and projected housing need as a share of the state-wide housing need of their city or region.

The Regional Housing Needs Assessment (RHNA) is an assessment process performed periodically as part of Housing Element and General Plan updates at the local level. The RHNA quantifies the housing need by income group within each jurisdiction during specific planning periods. January 1, 2006 to June 30, 2014 is the current planning period. The RHNA allows communities to anticipate growth, so that collectively the region can grow in ways that enhance quality of life, improve access to jobs, promote transportation mobility, and address social equity and fair share housing needs.

The housing construction need is determined for four broad household income categories: very low (households making less than 50 percent of median family income), low (50-80 percent of median family income), moderate (80-120 percent of median family income), and above moderate (more than 120 percent of median family income). The intent of the future needs allocation by income groups is to relieve the undue concentration of very low-income and low-income households in a single jurisdiction and to help allocate resources in a fair and equitable manner.

Specifically, the RHNA allocated the City's housing growth needs for the period January 1, 2006 to June 30, 2014; refer to Table 5.2-1, *RHNA Allocation (2006 – 2014)*. As indicated in Table 5.2-1, the City's fair share housing needs allocation is 1,910 housing units, including 398 within the very low-income and 329 within the low-income categories.

Table 5.2-1
RHNA Allocation (2006 – 2014)

Income Category	Housing Allocation
Extremely Low[1]	199
Very Low[2]	398
Low	329
Moderate	376
Above Moderate	806
Total	***1,910***

1. Regional share of extremely low-income units is assumed to be 50 percent of the very low-income units. These units are a subset of the very low-income units and are not included in the total construction need.
2. Includes 199 units affordable to extremely low-income households.

Source: RBF Consulting, *City of Fullerton 2006-2014 Housing Element Final Table 2-40, Regional Housing Needs Allocation, 2006-2014*, Adopted March 2, 2010.

The RHNA uses January 1, 2006 as the baseline for growth projections for the Housing Element planning period of 2006-2014. To determine the regional housing needs for the 2006-2014 Planning Period, the needs are adjusted by the actual number of units constructed, under construction, or approved from January 1, 2006 to the present. Table 5.2-2, *Adjusted RHNA Allocation (2006 – 2014)*, summarizes these units, according to income category. The City has already achieved a significant portion of its RHNA. As indicated in Table 5.2-2, a total of 142 residential units have been constructed in the City, including two units in the low-income category and one unit in the moderate-income. The remaining 139 units are in the above moderate-income category. The units constructed since January 1, 2006 are credited towards the City's RHNA allocation. In consideration of the constructed units, the City's adjusted need for 2006-2014 is 1,768 housing units, with 725 units allocated for very low-income and low-income households.

Table 5.2-2
Adjusted RHNA Allocations (2006 – 2014)

Income Category	2006-2014 RHNA Need	Construction Achievements[1]	Adjusted RHNA Need
Very Low	398	0	398
Low	329	2	327
Moderate	376	1	375
Above Moderate	807	139	667
Total	***1,910***	***142***	***1,768***

[1] Based on building permits through December 2008. Excludes projects currently under construction or in the review or entitlement process.

Source: RBF Consulting, *City of Fullerton 2006-2014 Housing Element Final Table B-1, Adjusted RHNA Allocations, March 2, 2010*.

City of Fullerton 2006 – 2014 Housing Element

The Housing Element comprises one of the seven General Plan Elements mandated by the State of California (California Government Code Sections 65580 to 65589.8). California State Law requires that the Housing Element consist of "identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing."

As required by State Housing Law, the City of Fullerton must plan for its share of the region's new housing needs in five state-defined income categories by identifying an adequate supply of land zoned at appropriate densities to accommodate needs in each income category. The RHNA goals do not explicitly require the City to construct the identified housing need, but rather seek to ensure the City has, or plans to add policies, programs, and regulations that will accommodate new housing growth.

To address the City's needs for very low- and low-income housing, Fullerton must demonstrate that it has an adequate supply of land for higher density housing. Although zoning land for higher density development does not guarantee the construction of housing that is affordable to low and moderate income families, without such higher density zoning, the opportunity to provide housing for lower income households is limited.

The City of Fullerton General Plan 2006-2014 Housing Element was adopted in March 2010. It identifies and analyzes existing and projected housing needs, and articulates the City's official policies for the preservation, conservation, improvement, and production of housing within the City. The Housing Element examines the City's housing needs, as they currently exist, and projects future housing needs. It sets forth statements of community goals, objectives, and policies concerning those needs and it includes a Housing Policy Program that responds to current and future needs within the limitations posed by available resources.

To enable the City to meet RHNA construction goals, the Housing Element evaluates the City's capacity to meet future needs based on existing development capacities. The City's vacant land permitting residential construction, underutilized land, and current projects were evaluated.

Housing Element Table B-5, *Sites Summary*, summarizes the construction achievements and entitled projects by income category, that fulfill a portion of Fullerton's RHNA need. As indicated in Housing Element Table B-5, after accounting for construction achievements and entitled projects, the City has a remaining RHNA need of 901 DU, including 395 very-low and 252 low-income units.

Fullerton Municipal Code (FMC) Title 15 (Zoning), identifies 11 residential zoning districts; refer to the *City of Fullerton Zoning Code* Section, which follows. The City permits or conditionally permits a variety of housing types within these districts. The availability of land suited to accommodate the various income levels is based upon the allowable density within these districts. Although, the City has the capacity to exceed its moderate and above-moderate income growth needs, based on the capacity of the residentially-zoned vacant and underutilized lands, the City has a remaining RHNA need of 395 very-low and 252 low-income units; refer to Housing Element Table B-5.

City of Fullerton Zoning Code

Fullerton Municipal Code (FMC) Title 15 (Zoning) is known and referred to as the City's "Zoning Ordinance" or "Zoning Code" (FZC). As the official land-use plan for the City, the FZC is intended to "serve the public health, safety, and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources." The FZC specifies the areas where specific land uses may be located and sets standards for their development.

The FZC identifies eleven residential land use districts, as follows:

- Single-Family Residential (R-1);
- Single-Family Residential Preservation (R-1P);
- Two-Family Residential (R-2);
- Two-Family Residential Preservation (R-2P);
- Garden-Type Multiple-Family Residential (R-G);
- Restricted Multiple-Family Residential (R-3R);
- Multiple-Family Residential Preservation (R-3P);
- Limited Density Multiple-Family Residential (R-3);
- Medium Density Multiple-Family Residential (R-4);
- Maximum Density Multiple-Family Residential (R-5);
- Mobile Home Park (R-MH).

Two-family residential homes are allowed in all two-family and multi-family residential districts. Multi-family developments are allowed by right in all multi-family residential districts, except in two-family residential and R-MH districts. The City permits or conditionally permits a variety of housing types including manufactured housing, mobile homes, transitional housing, senior housing, and SRO's.

5.2.3 EXISTING ENVIRONMENTAL SETTING

POPULATION

Population data for the County of Orange (County) and City of Fullerton (City) is presented in Table 5.2-3, *Population Data*.

Table 5.2-3
Population Data

Year	County of Orange	City of Fullerton
1990[1]	2,410,556	114,144
2000[2]	2,846,289	126,003
1990 - 2000 Change	*+435,733*	*+11,859*
1990 - 2000 Percent Change	*+18.1%*	*+10.4%*
2010 (Existing Conditions)	3,166,461[3]	135,314
2000 - 2010 Change	*+320,172*	*+9,311*
2000 - 2010 Percent Change	*+11.3%*	*+7.4%*
2030 (SCAG Forecast)[4]	3,629,539	152,494
2010 - 2030 Change	*+463,078*	*+17,180*
2010 - 2030 Percent Change	*+14.6%*	*+12.7%*

1. U.S. Census Bureau, Census 1990.
2. U.S. Census Bureau, Census 2000.
3. State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2010, with 2000 Benchmark*, Sacramento, California, May 2010.
4. Southern California Association of Governments, *Adopted 2008 RTP Growth Forecast by City*, http://www.scag.ca.gov/forecast/adoptedgrowth.htm, Accessed May 3, 2011.

County of Orange

The County's population totaled 2,410,556 persons in 1990 and 2,846,289 persons in 2000, which represents a population growth of approximately 18.1 percent; refer to Table 5.2-3. The County's existing population, as of January 2010, is an estimated 3,166,461 persons. Between 2000 and 2010, the County's population grew approximately 11.3 percent, which was less than the growth rate that occurred between 1990 and 2000. According to SCAG forecasts, the County's population is projected to total 3,629,539 persons by 2030, representing a 14.6 percent increase between 2010 and 2030.

City of Fullerton

As indicated in Table 5.2-3, the City's population totaled 114,144 persons in 1990 and 126,003 persons in 2000. The population growth rate experienced by the City between 1990 and 2000 (approximately 10.4 percent) was less than the population growth rate experienced by the County (18.1 percent) during the same time period. The City's existing population, as of January 2010, is an estimated 135,314 persons. Between 2000 and 2010, the City's population

grew approximately 7.4 percent, which was slightly less than the growth rate experienced by the City between 1990 and 2000. Fullerton's existing population accounts for approximately 4.3 percent of the County's total population. Fullerton ranks as the 26th most populated City, among the 34 cities that comprise Orange County. SCAG forecasts that the City's population would increase to 152,494 persons by 2030, representing an approximately 12.7 percent increase between 2010 and 2030. Comparatively, the City's population growth rate between 2010 and 2030 would be comparable to the County's projected growth rate (14.6 percent) for the same time period.

City of Fullerton Focus Areas

The Fullerton Plan has identified 12 geographic focus areas within which future community-based planning efforts will be concentrated. These focus areas include areas that are currently experiencing transition or are anticipated to experience transition in the near future. Accordingly, the focus areas' existing population and housing conditions are presented herein, in order to establish a baseline for assessing the project's potential growth impacts. Population data for the City's Focus Areas are presented in Table 5.2-4, *Existing Population and Housing – Focus Areas*. The 12 focus areas contain approximately one-quarter of the City's total population.

Table 5.2-4
Existing Population and Housing – Focus Areas

Focus Area	Dwelling Units	Percent of Total	Population Estimate
Airport Industrial	89	0.8%	262
Chapman Corridor	294	2.6%	866
Commonwealth Corridor	792	7.1%	2,332
Downtown	1,214	10.8%	3,575
Education	6,633	59.1%	19,534
Harbor Gateway	1,757	15.6%	5,174
North Harbor Corridor	97	0.9%	286
North Industrial	0	0.0%	0
Orangethorpe Corridor Nodes	349	3.1%	1,028
Southeast Industrial	1	0.0%	3
Transportation Center	2	0.0%	6
West Coyote Hills	0	0.0%	0
Total Focus Areas	***11,228***	***100.0%***	***33,066***
Total Focus Areas	11,228	24.4%	33,066
Remainder of City	34,719	75.6%	102,247
Total City	***45,947***	***100%***	***135,314***

Of the 12 areas, the Education Focus Area, which is centered around Cal State Fullerton, contains the highest population with an estimated total of 19,534 persons, or approximately 59 percent of the Focus Areas' population; refer to Table 5.2-4. The area's population density is attributed to the large concentration of multiple-family units. The second most populated area is the Harbor Gateway Focus Area, with an estimated population of 5,174 persons.

HOUSING

Housing data for the County of Orange and City of Fullerton is presented in Table 5.2-5, *Housing Data*.

Table 5.2-5
Housing Data

Year	County of Orange		City of Fullerton	
	Dwelling Units	Households	Dwelling Units	Households
1990[1]	875,072	827,066	42,956	42,872
2000[2]	969,484	935,287	44,771	43,609
1990 - 2000 Change	*+94,412*	*+108,221*	*+1,815*	*+2,737*
1990 - 2000 Percent Change	*+10.8%*	*+13.1%*	*+4.2%*	*+6.7%*
2010 (Existing Conditions)[3, 4, 5]	1,040,544	1,005,502	45,947	44,752
2000 - 2010 Change	*+71,060*	*+70,215*	*+1,176*	*+1,143*
2000 - 2010 Percent Change	*+7.3%*	*+7.5%*	*+2.6%*	*+2.6%*
2030 (SCAG Forecasts)[6, 7, 8]	1,149,394	1,110,659	49,742	48,449
2010 - 2030 Change	*+108,850*	*+105,157*	*+3,795*	*+3,697*
2010 - 2030 Percent Change	*+10.5%*	*+10.5%*	*+8.3%*	*+8.3%*

Notes:
1. *U.S. Census Bureau, Census 1990.*
2. *U.S. Census Bureau, Census 2000.*
3. *County: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark, Sacramento, California, May 2010.*
4. *City DU: County of Orange Assessor's data modified and verified by City of Fullerton.*
5. *City Households: Assumes 2.6% vacancy rate (California Department of Finance).*
6. *City and County Households:* Southern California Association of Governments, *Adopted 2008 RTP Growth Forecast by City, http://www.scag.ca.gov/forecast/adoptedgrowth.htm, Accessed May 3, 2011.*
7. *County DU assumes 3.37% vacancy rate (California Department of Finance).*
8. *City DU assumes 2.6% vacancy rate (California Department of Finance).*

County of Orange

As indicated in Table 5.2-5, the County's 2000 housing stock was an estimated 969,484 dwelling units (DU), or approximately 10.8 percent over its 1990 stock of 875,072 DU. As of January 2010, the County's existing housing stock is an estimated 1,040,544 DU, of which approximately 3.37 percent are vacant. The County's average household size in 2010 was 3.106 persons. SCAG forecasts the County's housing stock will increase to 1,149,394 DU by 2030, representing an approximately 10.5 percent increase between 2010 and 2030.

City of Fullerton

In 2000, the City's housing stock was an estimated 43,609 DU. The 2000 housing stock represented an increase of approximately 4.2 percent over the City's 1990 stock of 42,956 DU; refer to Table 5.2-5. Comparatively, the City's housing stock increased significantly less (approximately one-half) than the County's housing growth during the same period (10.8 percent). The City's existing housing stock is an estimated 45,947 DU, with a vacancy rate of approximately 2.60 percent. The City's average household size in 2010 was 2.945 persons, which was less than the County's average household size of 3.106 persons. SCAG forecasts the City's housing stock will increase to 49,742 by 2030, which would represent an approximately 8.3 percent increase in DU between 2010 and 2030.

City of Fullerton Focus Areas

As indicated in Table 5.2-4, approximately 59 percent of the Focus Areas' housing stock is located in the Education Focus Area with a total of 6,633 DU. As previously noted, the majority (approximately 95 percent) of this housing stock is comprised of multiple-family units.

EMPLOYMENT

Employment data for the County of Orange and City of Fullerton is presented in Table 5.2-6, *Employment Data*.

Table 5.2-6
Employment Data

Year	County of Orange			City of Fullerton		
	Civilian Labor Force	Un-employed Persons	Un-employment Rate	Civilian Labor Force	Un-employed Persons	Un-employment Rate
1990[1]	1,357,847	65,375	4.8%	65,306	3,042	4.7%
2000[2]	1,409,897	71,059	5.0%	62,938	3,606	5.7%
1990 - 2000 Change	*+52,050*	*+5,684*	*+0.2*	*-2,368*	*+564*	*+1.1*
1990 - 2000 % Change	*+3.8%*	*+8.7%*	*+4.7%*	*-3.6%*	*+18.5%*	*+23.0%*
2010 (Existing Conditions)[3]	1,580,100	151,200	9.6%	70,400	7,500	10.7%
2000 - 2010 Change	*+170,203*	*+80,141*	*+4.5*	*+7,462*	*+3,894*	*+4.9*
2000 - 2010 %Change	*+12.1%*	*+112.8%*	*+89.9%*	*+11.9%*	*+108.0%*	*+85.9%*

1. U.S. Census Bureau, Census 1990.
2. U.S. Census Bureau, Census 2000.
3. State of California Employment Development Department, *Monthly Labor Force Data for Cities and Census Designated Places (CDP) Annual Average 2010 – Revised (Data Not seasonally Adjusted),* March 3, 2011.

County of Orange

As indicated in Table 5.2-6, the County's 1990 civilian labor force was an estimated 1,357,847 persons, of which 4.8 percent (65,375 persons) were unemployed. In 2000, the County's civilian labor force was an estimated 1,409,897 persons, with approximately 5.0 percent (711,059 persons) unemployed. Between 1990 and 2000, the number of unemployed persons increased by approximately 8.7 percent. According to the U.S. Census 2000, the majority of the County's labor force (approximately 38.1 percent) was employed in management, professional, and related occupations; the next highest concentration of the labor force (approximately 28.7 percent) was in sales and office occupations. The two largest industry sectors in the County were manufacturing (representing approximately 17 percent), and educational, health, and social services (representing approximately 16 percent). In 2010, Orange County's labor force totaled 1,580,100 persons, with 8.6 percent (151,200 persons) unemployed. This indicates that between 2000 and 2010, the number of unemployed persons more than doubled, increasing by approximately 113 percent.

Job data for the County and City of Fullerton is presented in Table 5.2-7, *Job Data*. In 2010, Orange County provided an estimated 1,755,167 jobs; refer to Table 5.2-5. According to SCAG projections, the County is forecast to provide 1,960,633 jobs by 2030. This forecast represents an approximately 11.7 percent increase in employment opportunities between 2010 and 2030.

Table 5.2-7
Job Data

Year	County of Orange[1]	City of Fullerton
2010 (Existing Conditions)	1,755,167	59,851[2]
2030 (SCAG Forecast)	1,960,633	76,499[1]
2010 - 2030 Change	*+205,466*	*+16,648*
2010 - 2030 Percent Change	*+11.7%*	*+27.8%*

1. Southern California Association of Governments, *Adopted 2008 RTP Growth Forecast by City*, http://www.scag.ca.gov/forecast/adoptedgrowth.htm, Accessed May 3, 2011.
2. Year 2008; Stanley R. Hoffman, *Public Revenue Analysis of General Plan Update Incremental Development Memorandum Table A-1, General Plan Socio-Economic Assumptions, City of Fullerton, 2008*, May 4, 2010.

City of Fullerton

As indicated in Table 5.2-6, the City's 1990 civilian labor force totaled approximately 65,306 persons, with 4.7 percent (3,042 persons) unemployed. In 2000, the City's civilian labor force totaled an estimated 62,938 persons, with 5.7 percent (3,606 persons) unemployed. Between 1990 and 2000, the number of unemployed persons in the City increased by approximately 18.6 percent. Of those employed in 2000, the majority (approximately 37 percent) were in management, professional, and related occupations. The two largest industry sectors in the City in 2000 were educational, health and social services, and manufacturing, each representing approximately 18 percent. As of 2010, the City's labor force was an estimated 70,400 persons, with 10.7 percent (7,500 persons) unemployed, representing an 85.9 percent increase in the City's unemployment rate between 2000 and 2010.

As indicated in Table 5.2-7, the City provided an estimated 59,851 jobs in 2008. According to SCAG projections, the City is forecast to provide 76,499 jobs by 2030. This forecast represents an approximately 28 percent increase in employment opportunities between 2010 and 2030. Comparatively, the City's job growth would be more than double SCAG's forecasted growth for the County (approximately 12 percent).

5.2.4 SIGNIFICANCE THRESHOLDS AND CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist, which was included with the Notice of Preparation to show the areas being analyzed within the EIR; refer to Appendix A of this EIR. The Initial Study Checklist includes questions relating to population and housing. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this section. Accordingly, population, employment, and housing impacts resulting from the implementation of The Fullerton Plan may be considered significant if they would result in the following:

- Induce substantial population growth in an area, either directly (for example, proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere; refer to Section 8.0, Effects Found Not To Be Significant; and/or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere; refer to Section 8.0, Effects Found Not To Be Significant.

5.2.5 PROJECT IMPACTS AND MITIGATION MEASURES

POPULATION GROWTH

- **IMPLEMENTATION OF THE FULLERTON PLAN WOULD NOT INDUCE SUBSTANTIAL POPULATION GROWTH IN THE CITY BY PROPOSING NEW HOMES AND BUSINESSES.**

Impact Analysis: Table 3-3, *The Fullerton Plan Land Use Projections (Buildout)*, outlines the City's designated land uses at buildout of The Fullerton Plan and indicates implementation would result in a development potential of approximately 56,130 DU. The Fullerton Plan proposes the following land use development types, which are intended to provide a range of housing types to meet the varying needs of its residents:

- Low Density Residential (Up to 6 du/ac);
- Low/Medium Density Residential (7 to 15 du/ac);
- Medium Density Residential (16 to 28 du/ac);
- High Density Residential (Over 28 du/ac);
- Greenbelt Concept (Up to 3 du/ac);
- Downtown Mixed Use (30 to 60 du/ac);

- Neighborhood Center Mixed Use (16 to 60 du/ac)[1]; and
- Urban Center Mixed Use (30 to 80 du/ac).[2, 3]

The buildout (2030) population projection associated with these residential land uses is approximately 165,303 persons.[4] Additionally, the City's non-residential land use development potential is approximately 56.3 million square feet. The employment projection associated with these non-residential land uses is approximately 83,883 jobs at buildout.

A project could induce population growth in an area, either directly (for example, by proposing new homes or businesses) or indirectly (for example, through extension of roads or other infrastructure). Although existing roads and infrastructure would be improved/modified, The Fullerton Plan does not involve the extension of roads or other infrastructure into undeveloped areas. Therefore, project implementation would not induce indirect population growth through the extension of roads/infrastructure. The Fullerton Plan would, however, involve new homes and businesses, which would induce direct growth in the City's population.

Table 5.2-8, *The Fullerton Plan Compared to Existing Conditions*, compares The Fullerton Plan's anticipated growth in households, housing, population, and employment to existing conditions.

Table 5.2-8
The Fullerton Plan Compared to Existing Conditions

Description	Households (Occupied DU)	Housing (DU)	Population (Persons)	Employment (Jobs)
The Fullerton Plan Buildout (GPU)	**54,671**[1]	**56,130**	**165,303**[2]	**83,883**
Existing Conditions (2010)	44,752	45,947	135,314	59,851
2010 : GPU Change	+9,918	+10,183	+29,989	+24,032
2010 : GPU % Change	+22%	+22%	+22%	+40%

1. Based on 2.6% vacancy rate (California Department of Finance).
2. Based on 56,130 DU, 100 percent occupancy, and 2.945 persons per household (California Department of Finance).

As indicated in Table 5.2-8, The Fullerton Plan would increase the City's existing housing inventory by approximately 10,183 DU and population by approximately 29,989 persons. Comparatively, implementation of The Fullerton Plan would increase the City's existing housing inventory and population by approximately 22 percent.

[1] This is one of two new community development types that are proposed, in order to encompass the higher end of the density/intensity range desired for specific areas of the City.

[2] Ibid.

[3] Allowable density/intensity may vary, based on Focus Area policies.

[4] This population projection is based on 56,130 DU, 100 percent occupancy, and 2.945 persons per household (California Department of Finance).

As discussed in the Land Use Element, The Fullerton Plan has taken a focused development strategy that would be implemented through 12 Focus Areas, with individualized approaches for each area. Population growth forecasts for the City's Focus Areas are presented in Table 5.2-9, *Forecast Population and Housing – Focus Area*. As indicated in Table 5.2-9, the majority (approximately 25 percent) of the population growth would occur within the Harbor Gateway Focus Area. An additional 15 percent population growth would occur within the Transportation Focus Area.

Table 5.2-9
Forecast Population and Housing – Focus Area

Focus Area	Build-Out		Growth	
	Dwelling Units	Population	Dwelling Units	Population
Airport Industrial	173	509	84	247
Commonwealth Corridor	1,269	3,737	477	1,405
Orangethorpe Corridor Nodes	1,068	3,145	719	2,117
Harbor Gateway	4,306	12,681	2,549	7,507
Downtown	2,140	6,302	926	2,727
Transportation Center	1,562	4,600	1,560	4,594
North Harbor Corridor	337	992	240	707
North Industrial	1,142	3,363	1,142	3,363
Chapman Corridor	586	1,726	292	860
Education	7,867	23,168	1,234	3,634
Southeast Industrial	202	595	1	3
West Coyote Hills	760	2,238	760	2,238
TOTAL	***21,412***	***63,058***	***10,183***	***29,403***

The Fullerton Plan would also increase the City's non-residential development by approximately 23 percent (10.7 million square feet) over existing conditions (approximately 45.6 million square feet). The resultant employment growth associated with these land uses is approximately 40 percent (24,032 jobs). Table 5.2-10, *Forecast Employment Growth – Focus Area*, summarizes the forecast employment growth, according to Focus Area. The majority (approximately 17 percent) of the Focus Areas' employment growth would occur within the Harbor Gateway Focus Area. Additionally, the Education and North Industrial Focus Areas would experience approximately 15 percent employment growth.

Table 5.2-10
Forecast Employment Growth - Focus Area

Focus Area	Com. Res.	Com. Retail	Office	Light Indus.	Air-port	Church	Col./ Uni.	Gov. Fac.	Total (Percent)	
Airport Industrial	0	-79	754	61	0	0	0	0	737	3.1%
Chapman Corridor	0	580	665	-14	0	0	0	0	1,231	5.1%
Commonwealth Corridor	0	-63	1,318	-51	0	0	0	48	1,252	5.2%
Downtown	-181	149	778	-38	0	0	36	12	756	3.1%
Education	0	865	2,305	0	0	0	533	0	3,703	15.4%
Harbor Gateway	-2	1,548	2,472	3	0	0	0	0	4,022	16.7%
North Harbor Corridor	0	302	2,457	0	0	0	0	0	2,759	11.5%
North Industrial	0	806	2,702	181	0	0	0	0	3,689	15.4%
Orangethorpe Corridor Nodes	0	1,333	783	0	0	0	0	0	2,116	8.8%
Southeast Industrial	0	265	-37	2,546	0	0	0	0	2,775	11.5%
Transportation Center	0	489	333	0	0	0	0	0	822	3.4%
West Coyote Hills	0	151	0	0	0	-21	0	40	170	0.7%
Total Focus Areas	***-182***	***6,346***	***14,531***	***2,688***	***0***	***-21***	***569***	***100***	***24,032***	***100%***

Key:
Com. Res. = Commercial Residential; Com. Retail = Commercial Retail; Light Indus. = Light Industrial; Col./ Uni. = College/University; and Gov. Fac. = Government Facilities.

Source: Stanley R. Hoffman Associates, Inc., *Public Revenue Analysis of General Plan Update Incremental Development Memorandum Table 8, Population and Employment Growth by Focus Areas*, May 4, 2010.

Employment potentially generated by The Fullerton Plan could result in direct growth in the City's population, because the potential exists that future employees (and their families) would choose to relocate to the City. Estimating the number of these future employees who would relocate to the City would be highly speculative, because many factors influence personal housing location decisions (i.e., family income levels and the cost and availability of suitable housing in the local area). Thus, the number of new employees who would choose to relocate to the City to fill the newly created positions is unknown. However, as discussed above, buildout of The Fullerton Plan would increase the City's existing housing stock by 10,183 DU, which could partially satisfy the housing demand created by the new employment (24,032 jobs). Additionally, the cities bordering Fullerton and their corresponding vacancy rates, as of January 1, 2011, are:

- Anaheim: 5.70 percent;
- Brea: 3.51 percent;
- Buena Park: 3.81 percent;
- La Habra: 4.75 percent;
- La Mirada: 2.72 percent;
- Placentia: 3.9 percent; and
- Yorba Linda: 3.27 percent.

Collectively, the surrounding vacancies would represent 10,085 DU, meeting any residual demand for housing created by The Fullerton Plan's new employment. Therefore, The Fullerton Plan would not necessitate the construction of additional housing elsewhere and a less than significant impact would occur in this regard.

Potential growth inducing impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint. As discussed above, SCAG is the responsible agency for developing and adopting regional housing, population, and employment growth forecasts for local Orange County governments, among other counties. SCAG provides population projection estimates in five-year increments from 2005 to 2030.

Table 5.2-11, *The Fullerton Plan Compared to SCAG*, compares The Fullerton Plan buildout projections with SCAG's 2030 households, housing, population, and employment growth forecasts for the City.

As indicated in Table 5.2-11, SCAG projects that the City's population will reach 152,494 persons by 2030. The Fullerton Plan is projected to result in a population of approximately 165,303 persons at buildout (2030). The City's projected population would be approximately 8.0 percent greater than SCAG's forecast. Similarly, the City's projected housing stock and employment would be approximately 13 percent and 10 percent greater than SCAG forecasts, respectively.

Table 5.2-11
The Fullerton Plan Compared to SCAG

Description	Households	Dwelling Units	Population	Employment
The Fullerton Plan Buildout (GPU)	**54,671**[1]	**56,130**	**165,303**[2]	**83,883**
SCAG 2030 Forecasts (2030 SCAG)	48,449[3]	49,742[4]	152,494[5]	76,499[3]
2030 SCAG : GPU Difference	*+6,222*	*+6,388*	*+12,809*	*+7,384*
2030 SCAG :GPU % Difference	*+13.0%*	*+13.0%*	*+8.0%*	*+10%*

1. Assumes 56,130 DU and 2.60 percent vacancy rate.
2. Assumes 56,130 DU, 100 percent occupancy, and 2.945 persons per household (State of California Department of Finance).
3. Southern California Association of Governments, *Adopted 2008 RTP Growth Forecast by City,* http://www.scag.ca.gov/forecast/adoptedgrowth.htm, Accessed May 3, 2011.
4. Assumes 48,449 households and 2.60 percent vacancy rate.
5. Assumes 49,742 DU, 100 percent occupancy, and 2.945 persons per household.

Although the City's population and housing growth would be greater than projected by SCAG, project implementation would not conflict with SCAG's forecasts. The Fullerton Plan accounts for the population growth and establishes Goals and Policies to reduce potential growth-related impacts. The Growth Management Element is intended to ensure that infrastructure planning meets the needs of current and future residents of Fullerton by setting forth policy related to growth management and providing implementation and monitoring provisions. Accordingly, it is the City's goal (Goal 7) to encourage growth and development that is aligned with infrastructure capabilities. To this end, the City would support regional growth and development within areas that can be adequately served by existing and planned infrastructure systems (Policy P7.1). Overarching Policy OAP1. is to comply with State and Federal laws and regulations in decision making, including planning for growth and development within the City.

It is also City policy to accommodate housing growth consistent with the RHNA in areas of the City with existing and planned infrastructure capabilities (Policy P7.2) and to plan for appropriate levels and types of infrastructure based on the desired character of each neighborhood or district (Policy P7.3). Overall, the Goals, Policies, and Actions work together to provide a complementary balance of land uses throughout the community that meet the needs of anticipated growth. Additional Policies and Actions intended to mitigate growth-related impacts are: P5.2, P7.5, A7.1P8.7, P17.15, and A24.1. In furtherance of achieving the City's goals, all future development within the City with potential to induce population growth, whether through the development of housing or employment generating land uses, would be subject to compliance with The Fullerton Plan Policies outlined below. Additionally, the forecast population growth would occur over a 20-year period, allowing for development of necessary services and infrastructure commensurate with the proposed growth. Finally, only about 11 percent of Fullerton's resident labor force is currently employed within the City, with high levels of out-commuting to work in Los Angeles County or elsewhere in Orange County.[5] With the forecast employment growth resulting from project implementation, much of the resident labor force would likely remain in Fullerton to work due to the availability of local jobs. This would be in furtherance of stabilizing the City's jobs-housing balance. To this end, it is City policy to improve the City's jobs housing balance, and hence reduce commuting and air quality impacts (Policy P21.1). City Policy P21.4, *Balanced Land Use*, is to provide a balance of residential, commercial, industrial, recreational, and institutional uses located to reduce vehicle trips and vehicle miles traveled. Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing, and transportation, it is the City's policy (Policy Action 3.5) to encourage mixed use development to further enhance the viability and success of residential development. Therefore, although The Fullerton Plan would induce population growth in the City over existing conditions, this is considered a less than significant impact; refer also to Section 6.0, Other CEQA Considerations.

It is noted that The Fullerton Plan does not include an update to the City's Housing Element, since the Element was recently adopted for the planning period from January 1, 2006 through June 30, 2014. The Housing Element contains a statement of the City's Goals and Policies relative to the maintenance, preservation, improvement, and development of housing.

As concluded above, after accounting for construction achievements, entitled projects, and vacant land, the City has a remaining RHNA need of 395 very-low and 252 low-income units. Pursuant to AB 2348, jurisdictions with a shortfall of vacant and underutilized residential land to meet its RHNA needs must commit to a rezoning program to provide adequate sites to meet its remaining needs. Fullerton's rezoning program must provide for adequate sites to accommodate the remaining RHNA need of 647 lower-income dwelling units.

Housing Element Section 4, *Housing Policy Program*, describes the City's Policy Program for the 2006-2014 Housing Element, and the specific Policies necessary to address present and future housing needs, meet the specific requirements of State law, and consider the input by residents and stakeholders. It is the City's objective to preserve and expand housing opportunities for Fullerton's extremely-low, very-low, low, and moderate income households. To this end, the Housing Element identifies the following Policy Theme Areas, among others:

[5] Stanley R. Hoffman Associates, *Target Industry Analysis Fullerton General Plan Update*, February 24, 2010, Page V.

Policy Theme Area A - Housing Availability and Affordability: The demand for housing in the City of Fullerton remains high and housing costs continue to remain higher than what is affordable to many households, especially the lower income segments of the population…… Providing policies and programs that address the supply of housing for all segments of the population will help ensure that Fullerton's current residents and workforce will have the opportunity to live in the City.

Policy Theme Area C - Redevelopment and Infill: There are very few areas of vacant land within the City of Fullerton. Redevelopment and infill opportunities must be utilized as key alternatives to providing housing. Policies should maximize the potential of redevelopment areas in Fullerton while ensuring compatibility and connections with surrounding uses.

More specifically, the City has provided Policy Action 3.1 in order to ensure the continued availability of adequate sites to accommodate estimated future construction need by income category. Additionally, in order to accommodate the City's remaining very-low and low income growth need of 647 DU and ensure compliance with AB 2348's requirements regarding adequate sites, the City would rezone up to 35 acres of land to permit by-right residential development at a minimum density of 30 DU/AC. The Fullerton Plan is intended to update and revise the current General Plan, in order to establish land use development types that would address the identified RHNA need for the 2006-2014 Planning Period. More specifically, The Fullerton Plan proposes revisions and policies that would facilitate the development of extremely-low, very-low, low, moderate, and above-moderate rental and for-sale housing. Additionally, The Fullerton Plan has identified two Focus Areas (Harbor Gateway and Downtown) that have the potential to accommodate adequate sites for residential development through rezoning. Additional Policies and Actions intended to address the availability of housing are: PA3.2 through PA3.9, PA3.13, PA3.16, and PA3.29. All future residential development within the City would be subject to compliance with the Housing Element Policies, which provide a wide variety of programs and tools in furtherance of the City's housing goals.

Overall, the population growth resulting from implementation of The Fullerton Plan would be approximately 22 percent over existing conditions, which is considered a substantial increase. However, The Fullerton Plan accounts for the increased growth and would provide the adequate infrastructure and housing required to serve the projected growth. Implementation of The Fullerton Plan would adequately meet the housing needs of the anticipated population growth within the City. Future development would be subject to compliance with The Fullerton Plan Goals and Policies, and would not require substantial development of unplanned or unforeseen public services and utility/service systems. Additionally, the City's growth levels would not conflict with SCAG's growth forecasts. Therefore, implementation of The Fullerton Plan would result in less than significant impacts involving population growth.

Proposed General Plan Update Policies and Actions:

OAP1 Comply with State and Federal laws and regulations while maintaining local control in decisionmaking.

PA3.1 ***Provision of Adequate Sites for Housing Development***[6]

To ensure the continued availability of adequate sites to accommodate estimated future construction need by income category, the City shall update and revise the General Plan and Zoning Ordinance to establish and codify land use designations/classifications that will meet projected need for the 2006-2014 Planning Period. Specifically, the City will identify General Plan/Zoning revisions that will facilitate the development of extremely-low, very-low, low, moderate, and above-moderate rental and for-sale housing.

To accommodate the City's remaining very-low and low income growth need of 647 dwelling units and to ensure compliance with adequate sites requirements of AB 2348, the City shall rezone up to 35 acres of land to permit by-right residential development at a minimum density of 30 du/ac. Residential development permitted by-right shall include rental and owner-occupied, single and multifamily units.

PA3.2 ***Income-Level Based Inventory of Units Built***

To better track the income levels of units built during the Planning Period and provide a more effective way to track performance during the Planning Period, the City will include an estimated sales/rental value at time of unit occupancy. This value will be included as part of the application to reflect the assumed market value of the home constructed.

PA3.3 ***Expedited Processing for Extremely-Low, Very-Low, Low, and Moderate Income Housing Developments***

The City shall review existing discretionary entitlement and plan check procedures for affordable housing developments to determine if the discretionary procedures pose a potential impediment to housing development. Based upon these findings, if appropriate, the City shall develop programs and procedures to identify methods by which extremely-low, very-low, low, and moderate housing developments could be processed in a more expeditious manner. To further encourage development of affordable housing projects the City shall identify methods by which the processing of affordable housing can be expedited.

On an ongoing basis, the City shall evaluate the effectiveness of the expedited processing timelines and modify as needed to further encourage affordable housing development.

PA3.4 ***Facilitate Infill Development***

The built-out nature of the City requires the evaluation of land currently developed with existing uses for potential residential development. The City will facilitate infill development within feasible development sites for homeownership and rental units. The City shall facilitate the development of infill residential development through proactive and coordinated efforts with the Redevelopment Agency, Planning Division, private development and non-profit entities, and any other housing related groups to encourage the construction of residential development affordable to extremely-low, very-low, low, and moderate income households through a menu of regulatory incentives (i.e., streamlined review, reduced development standards, land

[6] The Policies are included in their entirety in Housing Element Section 4, *Housing Policy Program*.

assemblage, lot consolidation, fee assistance, and other methods that will effectively encourage infill development).

PA3.5 ***Encourage Mixed Use Development***

Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing, and transportation, the City shall encourage mixed use development to further enhance the viability and success of residential development. Key focus areas shall include the City's primary activity centers, including the downtown area. The City will continue to permit mixed use development in the C-3 zone and through the development of specific plans. The City will further encourage mixed use development through a variety of activities such as organizing special marketing events geared towards the development community, positing the sites inventory on the City's webpage, identifying and targeting specific financial resources, and reducing appropriate developments standards.

PA3.6 ***Encourage Development of Housing for Extremely-Low Income Households***

The City encourages the development of housing units for households earning 30% or less of the Median Family Income for Orange County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancies, transitional facilities, and housing units serving temporary needs. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions.

PA3.7 ***Development of Housing for Families***

The City understands that appropriately sized housing units for families is an important means to improve livability, reduce incidence of overcrowding and minimize deferred maintenance issues. To support the development of rental and for-sale housing for larger families, especially extremely-low income larger families, the City encourages developers/builders to incorporate larger bedroom counts in future housing developments, as appropriate, to accommodate the needs of larger families. The City will encourage development of housing for families through a variety of activities such as outreaching to housing developers, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, and/or offering additional incentives beyond the density bonus provisions.

PA3.8 ***Encourage Senior Housing***

The City understands the unique needs of the senior population. Seniors generally have limited resources and require more specialized housing needs and facilities that are not generally available in the marketplace. The City shall continue to encourage through incentives (e.g. financial assistance, parking reductions, regulatory waivers, etc.) a variety of housing choices to meet the particular needs of seniors. These may include independent living to assisted living with services on-site, including healthcare, nutrition, transportation, and other appropriate services.

PA3.9 ***Amend the City of Fullerton Density Bonus Ordinance***

The City's existing Density Bonus Ordinance provides for incentives, concessions, and other regulatory procedures that facilitate and encourage the development of affordable housing in the community. To further the effectiveness of the Density Bonus Ordinance and to be in compliance with the requirements of SB 1818 and State and Federal Fair Housing Law, the City shall review and revise the existing Density Bonus Ordinance.

PA3.13 ***Review and Revise the City of Fullerton's Second Dwelling Unit Ordinance***

The City understands that second dwelling units provide a viable tool to enhance the availability of affordable housing opportunities in the City. The City currently provides policies and procedures for the development of second dwelling units within the Fullerton Municipal Code. To ensure the City's existing policies and procedures for second dwelling units are effective in providing additional affordable housing opportunities, the City shall review the existing Second Unit Ordinance and identify revisions, as appropriate, to further encourage the development of second units.

PA3.16 ***Residential Development Monitoring Program for Rezoned Sites***

The City shall implement a program to monitor housing development on rezoned sites to ensure the capacity of sites is at a minimum equivalent to the City's remaining RHNA need, consistent with Policy Action 1.1 of this Housing Element. On an annual basis, the City shall analyze constructed/approved projects, remaining vacant and underutilized land capacity and market trends. Based on the findings of this analysis, the City shall revise policies as necessary to further encourage and facilitate residential development on rezoned sites to satisfy the City's remaining RHNA need.

Recognizing that sites rezoned through Policy Action 1.1 may become unavailable for residential development over time, the monitoring program will include analysis of the need to rezone additional sites to ensure the City's remaining RHNA need is met through the Planning Period.

PA3.29 ***Joint Participation of Employers and Housing Developers***

The City strongly encourages the provision of rental and ownership housing for those who are employed within Fullerton's city limits.

The City shall encourage and facilitate the joint participation of employers and housing developers to encourage the development of housing for the City's workforce populations. The City's actions to encourage and facilitate joint participation of employers and housing developers may include meetings with large employers and local business organizations such as the Chamber of Commerce, participation in workforce housing forums or roundtables, and providing information through the City's Redevelopment and Economic Development Department.

P5.2 ***Reduction of Single Occupant Vehicle Trips***

Support regional and subregional efforts to increase alternatives to and infrastructure supporting a reduction of single occupant vehicle trips.

P7.1 ***Balanced Decisionmaking***
Support regional and subregional efforts to focus growth and development within areas that can be adequately served by existing and planned infrastructure systems.

P7.2 ***Housing Growth***
Support projects, programs, policies and regulations to accommodate housing growth consistent with the Regional Housing Needs Assessment in areas of the City with existing and planned infrastructure capabilities.

P7.3 ***Infrastructure Planning***
Support projects, programs, policies and regulations to plan for appropriate levels and types of infrastructure based on the desired character of each neighborhood or district.

P7.5 ***Appropriate Development Scale***
Support projects, programs, policies and regulations to ensure that development is appropriate in scale to current and planned infrastructure capabilities.

A7.1 ***Capital Improvement Program***
Utilize the Capital Improvement Program to evaluate and prioritize infrastructure maintenance, replacement and improvement.

P8.7 ***Noise Generators***
Support projects, programs, policies and regulations to permit uses and/or activities where the noise generated by the use and/or activity is not detrimental or otherwise a nuisance to the surroundings.

P11.6 ***Brownfield and Grayfield Revitalization***
Support policies, projects, programs, and regulations that encourage the revitalization of brownfield and grayfield properties to protect the environment, reduce blight, and revitalize underutilized properties.

P21.1 ***Jobs-Housing Balance***
Support regional and subregional efforts to improve the alignment of housing options and employment opportunities to reduce commuting.

P21.4 ***Balanced Land Use***
Support projects, programs, policies and regulations to promote a balance of residential, commercial, industrial, recreational, and institutional uses located to provide options to reduce vehicle trips and vehicle miles traveled.

P24.1 ***Management and Maintenance***
Support projects, programs and policies to coordinate with existing regional park districts, private sector and nonprofit institutions to manage and maintain regional open spaces.

Mitigation Measures: No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.

Level of Significance After Mitigation: Less Than Significant Impact.

5.2.6 CUMULATIVE IMPACTS

- **THE FULLERTON PLAN WOULD NOT INDUCE HOUSING, POPULATION, AND EMPLOYMENT GROWTH RESULTING IN CUMULATIVE IMPACTS.**

Impact Analysis: For this topic, the cumulative impacts are analyzed in terms of consistency with SCAG assumptions for the Orange County Council of Governments (OCCOG) subregion. Additionally, given The Fullerton Plan is deemed regionally significant based on SCAG Intergovernmental Review (IGR) criteria, the project is analyzed below for consistency with SCAG Compass/Growth Visioning Principles pertaining to housing, population, and employment growth (i.e., GV P1.2, GV P2.1, GV P2.4, and GV P3.1). Refer to Section 5.1, Land Use and Planning, for further discussion regarding consistency with SCAG growth principles.

OCCOG Growth Projections

SCAG projects the OCCOG's housing inventory will reach 1,149,394 DU by 2030, with a resultant population of approximately 3,629,539 persons.[7] The increase in housing would represent a growth rate of approximately 10.5 percent over the OCCOG 2010 housing stock of 1,040,544 units. Similarly, the increased population would represent a growth rate of approximately 14.7 percent over the OCCOG's 2010 population estimate of 3,166,461 persons. Additionally, SCAG forecasts the OCCOG's employment will total 1,960,633 jobs, an increase of approximately 11.7 percent over the 2010 employment estimate of 1,755,167 jobs. At buildout (2030), The Fullerton Plan would result in approximately 56,130 DU, with a resultant population of approximately 165,303 persons, approximately 56.3 million SF of non-residential land uses, and approximately 83,883 jobs. At buildout, Fullerton's share of the OCCOG Subregion's growth would be approximately 5.0 percent of the housing stock and population, and approximately 4.0 percent of the employment. Therefore, buildout of The Fullerton Plan would contribute to regional growth with respect to population, housing, and employment.

The City's total housing stock at General Plan buildout (2030) is an estimated 56,130 DU, with a resultant population of approximately 165,303 persons. SCAG forecasts the City's total housing stock in 2030 would be 49,742 DU, with a resultant population of approximately 152,949 persons. Buildout of The Fullerton Plan would generate approximately 24,032 new jobs in the City, resulting in a total of 83,883 jobs by 2030. Implementation of The Fullerton Plan would result in the creation of approximately 7,384 more jobs than projected by SCAG. Although, the housing, population, and employment growth projected at buildout of The Fullerton Plan would be greater than SCAG's forecasts for the City for 2030, population growth impacts would be considered less than significant. Implementation of The Fullerton Plan would result in an improved job to housing balance for the City and subregion.

[7] DU assumes 3.37% vacancy rate (California Department of Finance).

The Fullerton Plan accounts for growth and establishes Goals, Policies, and Actions to reduce potential growth-related impacts. Also, the Goals, Policies, and Actions work together to guide the City's future decisions and growth. Namely, it is the City's goal (Goal 7) that growth and development be aligned with infrastructure capabilities. To this end, Policy P7.1 is to support regional growth and development within areas that can be adequately served by existing and planned infrastructure systems. Overarching Policy OAP1 is to comply with State and Federal laws and regulations in decision making, including planning for growth and development within the City. It is also City policy to accommodate housing growth consistent with the RHNA in areas of the City with existing and planned infrastructure capabilities (Policy P7.2) and to plan for appropriate levels and types of infrastructure based on the desired character of each neighborhood or district (Policy P7.3). Overall, the Goals, Policies, and Actions work together to provide a complementary balance of land uses throughout the community that meets the needs of anticipated growth. The Community Development Plan (Exhibit 3-3), along with the Fullerton Built Environment Element (i.e., Community Development and Design Element and Growth Management Element) and the Fullerton Economy Element establish a foundation to bring jobs into the City, achieving secondary benefits/implications of regional significance, such as improved air quality through reduced commuting and improved jobs/housing balance. The Goals and Policies direct future growth and development in Fullerton, and in the Focus Areas in particular, while minimizing potential land use conflicts. Additionally, the Goals and Policies are designed to preserve and improve existing and future physical development by providing a balance of residential and non-residential development, ensuring that adjacent land uses are compatible with one another, and effectively developing vacant parcels. Therefore, cumulative impacts would be considered less than significant with respect to OCCOG housing, population, and employment growth projections.

SCAG Compass/Growth Visioning Housing, Population, and Employment Principles

The project is analyzed below for consistency with SCAG Compass/Growth Visioning Principles pertaining to housing, population, and employment.

- ***GV P1.2: Locate new housing near existing jobs and new jobs near existing housing.*** It is City policy to improve the City's jobs housing balance, and hence reduce commuting and air quality impacts (Policy P21.1). City Policy P21.4 is to provide a balance of residential, commercial, industrial, recreational, and institutional uses located to reduce vehicle trips and vehicle miles traveled. Due to the limited vacant land resources and the desire of the City to provide connections with jobs, housing, and transportation, it is the City's policy (Policy Action 3.5) to encourage mixed use development to further enhance the viability and success of residential development.

- ***GV P2.1: Promote infill development and redevelopment to revitalize existing communities.*** It is the City's policy to (Policy Action 3.4) facilitate infill development within feasible development sites for homeownership and rental units. Additionally, it is the City's goal (Goal 11) to implement revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors. To this end, Policy P11.8 is to continue to use creative financing tools for revitalization efforts that alleviate blight, stimulate private-sector investment, upgrade public infrastructure and facilities, and provide quality affordable housing.

- ***GV P2.4: Support the preservation of stable, single-family neighborhoods.*** It is the City's goal (Goal 1) to establish resilient and vital neighborhoods and districts. Accordingly, for all significant planning efforts and developments, it is City policy (Policy P1.8) to evaluate and consider short- and long-term impacts on nearby of neighborhood(s).

- ***GV P3.1: Provide, in each community, a variety of housing types in each community to meet the housing needs of all income levels.*** The Housing Element provides a detailed analysis of the City's demographic, economic, and housing characteristics as required by State Law. Goal 3 is to provide a supply of safe housing ranging in cost and type to meet the needs of all segments of the community. To this end, the City proposes to provide adequate sites for housing development (Policy Action 3.1), maintain an income-level based inventory of units built (Policy Action 3.2), provide expedited processing for extremely-low, very-low, low, and moderate income housing developments (Policy Action 3.3), and facilitate infill development (Policy Action 3.4); refer also to the *Housing Element* discussion below.

As concluded above, The Fullerton Plan proposes Goals and Policies that address local housing, population, and employment issues, in furtherance of SCAG Principles GV P1.2, GV P2.1, GV P2.4, and GV P3.1. Additionally, inasmuch as The Fullerton Plan addresses these local housing, population, and employment issues, which are of regional significance, it would be in furtherance of SCAG's strategy for accommodating regional growth. Therefore, cumulative impacts would be considered less than significant with respect to consistency with SCAG growth principles.

Overall, new residential and non-residential development associated with buildout of The Fullerton Plan would serve to accommodate the growth that would imminently occur in the region. In conclusion, by planning for population growth that is generally consistent with that projected by SCAG at buildout of the City, and ultimately within the OCCOG, the proposed Fullerton Plan would not be growth inducing. Rather, the proposed project would adequately plan for this expected growth. Thus, implementation of The Fullerton Plan would not result in cumulatively considerable population, housing, and employment impacts.

Proposed General Plan Update Policies and Actions: Refer to the Policies and Actions cited above, as well as the following:

P1.8 ***Consideration of Neighborhood Impacts***
Support projects, programs, policies and regulations to evaluate and consider short- and long-term impacts of significant planning efforts or developments on nearby neighborhoods.

P11.8 ***Financing***
Support policies, programs, and regulations that facilitate the use of creative financing tools for revitalization efforts that alleviate blight, stimulate private-sector investment, upgrade public infrastructure and facilities, and provide quality affordable housing.

Mitigation Measures: No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Actions.

Level of Significance After Mitigation: Less Than Significant Impact.

5.2.7 SIGNIFICANT UNAVOIDABLE IMPACTS

All population, housing, and employment impacts associated with implementation of The Fullerton Plan would be less than significant with adherence to/compliance with The Fullerton Plan Policies and Actions. No significant unavoidable population, housing, or employment impacts would occur as a result of buildout of The Fullerton Plan.

5.2.8 SOURCES CITED

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