

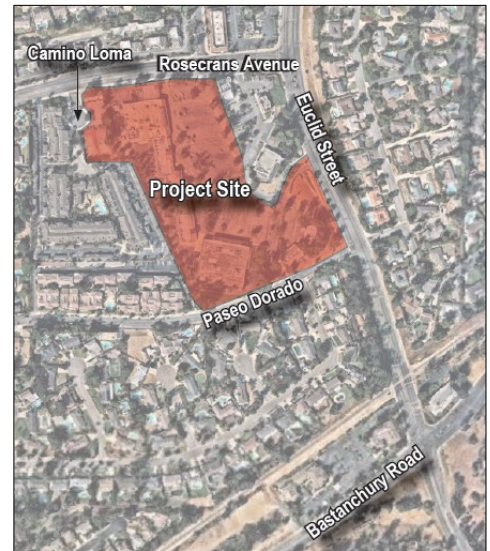


**NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION AND
NOTICE OF FULLERTON PLANNING COMMISSION
PUBLIC HEARING**

ENVIRONMENTAL ANALYSIS AVAILABLE FOR REVIEW AND COMMENT

Notice is hereby given that the City of Fullerton has completed an Initial Study of The Pines at Sunrise Village Project (PRJ2021-00006) located at 1144 Rosecrans Avenue, 1715/1723 Euclid Street, and 1701/1751/1801-1900 Euclid Street in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines. On the basis of the Initial Study, City Staff has concluded that the project will not have a significant effect on the environment and has therefore prepared a Mitigated Negative Declaration. The Initial Study is available for public review for a period of 20 days from **September 20, 2021 through October 11, 2021** at the following locations:

- **City Hall** – 303 West Commonwealth Avenue, Fullerton, CA 92832 – Information table at main entrance during regular business hours (Monday through Thursday and alternating Fridays)
- **Library** – 353 West Commonwealth Avenue, Fullerton, CA 92832 – “ASK HERE” desk during regular business hours (Tuesday through Saturday)
- **Online** - <https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/development-activity>



Written comments concerning the Initial Study should be sent to: Heather Allen, Planning Manager at 303 West Commonwealth Avenue, Fullerton, CA 92832 or via email at: Heather.Allen@cityoffullerton.com.

PUBLIC HEARING

This matter is scheduled to be heard by the Planning Commission on **Wednesday, October 27, 2021 at 6:30 p.m.**, in the Fullerton City Council Chamber, 303 West Commonwealth Avenue, Fullerton, CA 92832. Members of the public can view meetings streamed live online at www.cityoffullerton.com/agendas, on Spectrum Cable Channel 2, and AT&T U-Verse Channel 99. **The public may also remotely participate in the meeting to make oral public comment via computer, smart device, or telephone following the instructions provided in the agenda.** The agenda packet may be found on the City website 72-hours prior to the public hearing at: www.cityoffullerton.com/agendas. Under “Upcoming Meetings,” click on the link to the **Agenda** for the corresponding Planning Commission date.

If you have any questions or would like to comment on the proposed action prior to the public hearing, please contact Heather Allen at (714) 738-6884 or send an email to Heather.Allen@cityoffullerton.com. The public can also submit comments before the meeting by clicking on the **eComment** link accompanying the agenda posted online at www.cityoffullerton.com/agendas. All written comments received by 5:00 p.m. on the day of the meeting will be provided to the Planning Commission.

PROJECT DESCRIPTION AND PLANNING COMMISSION ACTION ITEMS

The project proposes to redevelop a 12.52-acre commercial retail property into a 164-dwelling unit residential community, including one lot with 49 detached residential dwelling units and one lot with 115 attached townhome units. The Planning Commission’s action on this project will be a recommendation to the City Council who will make the final decision on whether to approve the following applications and adopt the Initial Study/Mitigated Negative Declaration:

- **Major Site Plan (ZON-2021-0032)** for review of the site improvements and compliance with the applicable development standards.
- **Tentative Tract Map (SUB-2021-0002/TTM No.19148)** to create a residential subdivision with two lots for condominium purposes.
- **General Plan Revision (LRP-2021-0006)** to change the site’s existing Commercial land use designation to Low/Medium Residential.
- **Zoning Amendment (LRP-2021-0007)** to change the site’s existing General Commercial zoning classification to Planned Residential Development Infill (PRD-I) and amend certain PRD-I standards.
- **Development Agreement (LRP-2021-0008)** to establish standards that govern development and provide for certain community benefits.

Si tiene preguntas en español, favor de llamar a Christine Hernandez al (714) 738-3163.

If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof. Should you require special accommodations to participate in the meeting, please contact Janet Ragland at Janet.Ragland@cityoffullerton.com or (714) 738-6598 at least 48 hours prior to the meeting to make arrangements.

If you challenge the decision on the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Fullerton at, or prior to, the public hearing. (Government Code 65009 (a))