

## NOTICE OF PUBLIC HEARING, and NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

THE PLANNING COMMISSION OF THE CITY OF FULLERTON WILL HOLD A PUBLIC HEARING IN THE COUNCIL CHAMBERS, CITY HALL, 303 WEST COMMONWEALTH AVENUE, ON WEDNESDAY, FEBRUARY 13, 2013, AT 7:00 P.M. TO CONSIDER THE FOLLOWING MATTER:

PRJ12-00272 – ZON12-00042 – LRP12-00013 – LRP12-00014 – TRACT-17487. APPLICANT: BRANDYWINE HOMES; PROPERTY OWNER: CP RE HOLDCO 2009-1 LLC. Applications for the proposed project include requests for approval of a General Plan Revision from Commercial to Specific Plan, Zone Change from C-H (Highway Commercial) to SPD (Specific Plan District), Willow Specific Plan setting forth the proposed project details and development standards for a residential townhome project, a Tentative Tract Map to subdivide the property for condominium purposes and a Major Site Plan to review site and architectural plans for 52 residential townhomes with associated parking and open space on a 2.7 acre site located at 1030 and 1110 West Orangethorpe Ave. (south side of Orangethorpe Ave., from Citrus Ave. to approximately 250 feet west of Euclid St. [former car dealership site]) (C-H zone) (Mitigated Negative Declaration) (JWO).

ALL INTERESTED PERSONS ARE INVITED TO ATTEND SAID HEARING AND EXPRESS OPINIONS, OR SUBMIT EVIDENCE FOR OR AGAINST THE PROPOSAL AS OUTLINED ABOVE.

In accordance with the California Environmental Quality Act (CEQA), the City of Fullerton has completed an Initial Study to determine whether the project may have a significant effect on the environment. The Initial Study, which reflects the independent judgment of the City, concludes that the project will not have a significant effect on the environment. The City has therefore prepared a Draft Mitigated Negative Declaration, to be considered by the Planning Commission. Planning Commission action on this project is a recommendation to the City Council who will make the final decision on the project and certification of the Mitigated Negative Declaration at a subsequent Council meeting.

Note that this site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the Government Code.

The review period for the Initial Study, Mitigated Negative Declaration and supporting documents is from January 23 – February 13, 2013, during which time these documents will be available for public review at the following locations:

City of Fullerton/Community Development Dept. • 303 W. Commonwealth Ave. 2<sup>nd</sup> Floor • Fullerton, CA 92832 City of Fullerton Main Library • 353 W. Commonwealth Ave. • Fullerton, CA 92832

INTERESTED PARTIES MAY OBTAIN FURTHER INFORMATION ON THE PROJECT AT THE COMMUNITY DEVELOPMENT DEPARTMENT, OR BY TELEPHONE: (714) 738-6837, AND MAY COMMENT ON THE DRAFT MITIGATED NEGATIVE DECLARATION, INITIAL STUDY, AND SUPPORTING DOCUMENTS AT THE PUBLIC HEARING OR IN WRITING PRIOR TO THE HEARING. PLEASE DIRECT WRITTEN COMMENTS TO JOAN WOLFF, PLANNING CONSULTANT TO THE CITY OF FULLERTON, EITHER AT THE COMMUNITY DEVELOPMENT DEPARTMENT (ADDRESS ABOVE), BY FACSIMILE (714-738-3110), OR BY E-MAIL (JOANW@CI.FULLERTON.CA.US).

PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65009, IF YOU CHALLENGE THE DECISION OF THE PLANNING COMMISSION 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.

FULLERTON PLANNING COMMISSION JANUARY 23, 2013