NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE:

June 1, 2006

TO:

Reviewing Agencies, Organizations, and Interested Parties

SUBJECT PROJECT:

Notice of Preparation of a Draft Environmental Impact Report

(EIR) for the Amerige Court Mixed-Use Development Project

PROJECT APPLICANT: Pelican-Laing Fullerton LLC

PROJECT LOCATION AND SETTING: The project site consists of approximately 2.8 acres in the downtown area of the City of Fullerton in Orange County, California. The proposed Amerige Court project site is comprised of two rectangular-shaped, publicly-owned parking lots and is covered with impervious surface. The project site is located in the area between Wilshire Avenue to the north, Harbor Boulevard to the east, Commonwealth Avenue to the south, and Malden Avenue to the west (refer to the exhibits provided in the attached Initial Study). Amerige Avenue bisects the north and south parking lots and runs in an east west direction. In addition, the proposed project includes a parcel located south of Amerige Avenue, north of Commonwealth Avenue (Commonwealth Building). Regional access to the project site is provided by State Route 57 (SR-57) to the east, State Route 91 (SR-91) to the south, and Interstate 5 (I-5) to the southwest.

The project site is entirely surrounded by development, which consists of commercial, retail, office space, residential, and industrial. There are no naturally occurring special features located on the project site or in the project area.

PROJECT DESCRIPTION: A project description is provided in the attached Initial Study. In summary, the proposed project involves a mixed-use development of approximately 132 multi-family residential units and 38,680 square feet of retail/commercial uses. Approximately 816 parking spaces (public and private) would also be provided. Development on the north lot would consist of commercial and residential uses and public parking in a four level structure. Development on the south lot would consist of residential and commercial uses located in two buildings. The buildings would consist of nine aboveground levels and two subterranean levels. Development of the Commonwealth Building parcel would consist of commercial and residential uses in a four-story building.

The General Plan designation for the project site is Downtown Mixed-Use and the current zoning for the project site is Central Business District Commercial (C-3) and Restaurant Overlay District (ROD). The proposed project does not require a General Plan Amendment or Zone Change.

POTENTIAL ENVIRONMENTAL EFFECTS: Based on the conclusions of the attached Initial Study, the environmental issues to be addressed in the Draft EIR include: Aesthetics, Air Quality, Cultural/Historical Resources, Hazards and Hazardous Materials, Land Use/Planning, Noise, Public Services, Transportation/Traffic, and Utilities/Service Systems.

Pursuant to Section 15082(a) of the California Environmental Quality Act (CEQA) Guidelines, the City of Fullerton ("City") will be the lead agency and will prepare an environmental impact report for the project described above. This Notice of Preparation (NOP) of the Amerige Court Mixed-Use Development Project EIR has been prepared to solicit comments from agencies, organizations, and other interested parties on the proposed project. In order to identify environmental issues that may be associated with approval and development of the proposed project, an Initial Study was prepared pursuant to the requirements of CEQA, and is attached.

Pursuant to Section 15103 of the State CEQA Guidelines, your response must be sent at the earliest date but received by our agency no later than thirty (30) days after receipt of this notice. Copies of the Initial Study are available at the City of Fullerton Development Services Department at the address indicated below. Should you have any questions regarding the project or NOP, please call Jay Eastman, Acting Chief Planner, at (714) 738-6549. Please mail your written response, including any comments you may have on this project to:

Mr. Jay Eastman, Acting Chief Planner City of Fullerton Development Services Department 303 West Commonwealth Avenue Fullerton, CA 92832

All parties that have submitted their names and mailing addresses will be notified of any significant changes in the proposed project. If you wish to be placed on the mailing list, please submit your name and mailing address to the contact person listed above.

Jay Eastman, Acting Chief Planner

06-01-06

Date