



NOTICE OF INTENT TO ADOPT/NOTICE OF AVAILABILITY MITIGATED NEGATIVE DECLARATION for the Pointe Common Affordable Housing Project

This serves as the City of Fullerton's Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration for the Pointe Common Affordable Housing Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Pointe Common Affordable Housing Project

Project Location: Regionally, the project site is located in the northern portion of Orange County and in the southwestern portion of the City of Fullerton. Locally, the project site is located at 1600 West Commonwealth Avenue (Assessor's Parcel Number [APN] 030-290-22). The project's development footprint also includes portions of the median along Commonwealth Avenue adjacent to the project frontage.

Lead Agency: City of Fullerton, 303 West Commonwealth Avenue, Fullerton, CA 92382

Project Description: The project proposes to construct a 65-unit affordable housing development with surface parking, open space amenities and a family tot lot, with a total building area of 70,147 square feet. The residential development would consist of one structure, with two to three-story massing. The development would utilize four different unit plans that consist of one-, two-, and three-bedroom units, with sizes ranging from approximately 579 to 1,126 square feet, and a unit designated for property manager's use. All of the 65 units would be moderate for-sale affordable units.

The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Mitigated Negative Declaration for the above-cited project. The Mitigated Negative Declaration is based on the finding that the project would not have any significant adverse impacts on the environment with incorporated mitigation measures. The reasons to support such a finding are documented by an Initial Study prepared by the City. Copies of the Initial Study, the proposed Mitigated Negative Declaration, and supporting materials are available for public review at the following locations:

- City of Fullerton, Community and Economic Development Department, 303 West Commonwealth Avenue, Fullerton, CA 92382
- City of Fullerton website at: <https://www.cityoffullerton.com/government/departments/community-and-economic-development>.

For questions regarding the Mitigated Negative Declaration or to make an appointment to view the document in person, please contact:

NAME: Vince Fregoso, Contract Planner
ADDRESS: City of Fullerton
Community and Development Services Department
303 West Commonwealth Avenue
Fullerton, CA 92832
PHONE: (714) 738-6561
EMAIL: vince.fregoso@cityoffullerton.com

Public Review Period: Begins – January 12, 2023

Ends – February 10, 2023

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Mitigated Negative Declaration must be submitted in writing and **received by the City no later than 5:30 p.m. on the closing date of the public review period as cited above**, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period.