Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Cedarwoods Fullerton Project

Lead Agency: City of Fullerton | Contact Person: David Lopez
Mailing Address: 303 West Commonwealth Avenue Fullerton, California 92832 | Phone: (714) 738-6878
City: City of Fullerton | Zip: 92832 | County: Orange County

Project Location: County: Orange County | City/Nearest Community: Fullerton
Cross Streets: 2461-2495 East Orangethorpe Avenue | Zip Code: 92838
Longitude/Latitude (degrees, minutes and seconds): 33 ° 51 ′ 39 ″ N / -117 ° 53 ′ 9 ″ W | Total Acres: 4.8
Assessor's Parcel No.: 338-172-24 | Section: 36 | Twp.: 3S | Range: 10W | Base: San Bernardino
Within 2 Miles: State Hwy #: CA-57, SR 91 | Waterways:
Airports: | Railways: BNSF | Schools: Commonwealth Elementary School, Melrose Elementary

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☒ Industrial: Sq.ft. 110,232 Acres 4.8 Employees 113
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW
☐ Waste Treatment: Type ____ MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☐ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Five-building multi-tenant business park, referred to as "Cedarwoods Business Park", existing zoning district MP-100-ES and CM-ES, existing land use designation Industrial (I)

Project Description: *(please use a separate page if necessary)*

The Project is located on one approximately 4.79-acre (rounded to 4.8 acres) currently developed parcel (Assessor's Parcel Number [APN] 338-172-24) located at 2461-2495 East Orangethorpe Avenue. The Applicant is proposing the demolition of the existing approximately 85,700-square-foot Cedarwoods Business Park and the construction and operation of a new 110,232-square-foot warehouse facility with a 91 stall surface parking lot, gated truck court with 15 dock doors, and associated improvements. The Project would require a zoning amendment for the southern portion of the parcel from Commercial Manufacturing, Emergency Shelter Overlay (C-M-ES) to Manufacturing Park with a 100,000 square-foot minimum lot size and an Emergency Shelter Overlay (M-P-100ES) to be consistent with the northerly half of the parcel.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date November 7, 2025 Ending Date November 26, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Kimley-Horn and Associates, Inc.
Address: 1100 Town and Country Road, Suite 700
City/State/Zip: Orange, CA 92868
Contact: Addie Sedoff
Phone: (714) 939-1030

Applicant: LTCGG LLC
Address: 13925 City Center Drive, Suite 200
City/State/Zip: Chino Hills, CA 91709
Phone: (714) 869-0560

Signature of Lead Agency Representative: _____ **Date:** 11-5-25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.