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 Cedarwoods Fullerton Project (PRJ2025-00005, LRP-2025-0011, ZON-2025-0013) located at 2461 to 2495 East Orangethorpe Avenue 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 **November 7, 2025, through November 26, 2025** 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: David Lopez, Senior Planner at 303 West Commonwealth Avenue, Fullerton, CA 92832 or via email at: david.lopez@cityoffullerton.com.

PUBLIC HEARING

This matter is scheduled to be heard by the Planning Commission on **Wednesday, December 10, 2025, 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 David Lopez at (714) 738-6878 or send an email to david.lopez@cityoffullerton.com. All written comments received by noon on the day of the meeting will be provided to the Planning Commission.

PROJECT DESCRIPTION AND PLANNING COMMISSION ACTION ITEMS

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 surface parking, gated truck court, and associated onsite improvements. The Fullerton Planning Commission 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:

- **Adoption of the Initial Study/Mitigated Negative Declaration.** The proposed Project requires CEQA compliance through the adoption of an IS/MND prior to Project approval.
- **Zoning Amendment (LRP-2025-0011).** Request for a zoning amendment along the southerly side 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.
- **Major Site Plan (ZON-2025-0013).** The Project requires review of the site improvements and compliance with the applicable development standards

Si tiene preguntas en español, llame a David Lopez al (714) 738-6878.

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 a 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))