

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Fullerton
303 West Commonwealth Avenue
Fullerton, CA 92832

County Clerk

(Address)

County of: Orange

601 N. Ross St.

Santa Ana, CA 92701

Project Title: 111 West Hermosa Drive Project

Project Applicant: City Ventures, 3121 Michelson Drive, Suite 150, Irvine, CA 92612

Project Location - Specific: 111 West Hermosa Drive

Project Location - City: Fullerton

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would involve the demolition of the existing on-site residence and construct 32 for-sale townhomes within five, three-story buildings, for a total of 47,434 square feet of residential development. Each townhome would include attached garage parking and private open space. The project would also include common open space and landscaping improvements. The project would provide both market-rate and affordable/low-income townhomes and proposes to utilize incentives per the Builder's Remedy and Density Bonus Law, under California Government Code Sections 65589.5 and 65915, respectively.

Name of Public Agency Approving Project: City of Fullerton

Name of Person or Agency Carrying Out Project: City Ventures

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: CEQA Guidelines Section 15332, In-Fill Development (Class 32)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Pursuant to the CEQA Class 32 Categorical Exemption Report, dated August 2025, the City of Fullerton determined that the proposed 111 West Hermosa Drive Project meets all criteria for the 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332. Further, none of the exceptions, listed pursuant to CEQA Guidelines Section 15300.2, apply to the proposed project.

Lead Agency

Contact Person: David Lopez, Senior Planner

Area Code/Telephone/Extension: 714-738-6878

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: 

Date: 6-17-26

Title: SENIOR PLANNER

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____