

## Notice of Availability & EIR Meeting



To: **Reviewing Agencies, Organizations, and Interested Parties**

Subject: **Notice of Availability of a Draft Environmental Impact Report (EIR) and EIR Meeting for the CollegeTown Specific Plan**

From: Lead Agency

Consulting Firm

**City of Fullerton/Community Development Dept.  
303 W. Commonwealth Avenue  
Fullerton, CA 92832  
Contact: Heather Allen, Planning Project Manager**

**The Planning Center|DC&E  
3 MacArthur Place, Suite 1100  
Santa Ana, CA 92707  
Contact: Nicole Vermilion**

**NOTICE IS HEREBY GIVEN** that the City of Fullerton has prepared a draft environmental impact report (DEIR) for the CollegeTown Specific Plan. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines) Section 15050, the City of Fullerton is the lead agency for the project. The purpose of this notice is to (1) serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the DEIR. Copies of the DEIR are available for review at the following locations:

City of Fullerton,  
Community Development Department  
303 W. Commonwealth Avenue  
Fullerton, CA 92832

Fullerton Public Library  
353 W Commonwealth Avenue  
Fullerton, CA 92832

The document can also be accessed online at: [http://www.cityoffullerton.com/depts/dev\\_serv/development\\_activity/default.asp](http://www.cityoffullerton.com/depts/dev_serv/development_activity/default.asp).

**Notice of Availability:** Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Section 15087, the DEIR will be available for a 45-day public review beginning on **Friday, February 21, 2014, through Monday, April 7, 2014**. The City, as lead agency, requests that responsible and trustee agencies respond in a manner consistent with Section 15082(b) of the CEQA Guidelines.

All comments on this DEIR should be submitted in writing to Heather Allen, Planning Project Manager, at the City address noted above. The City will also accept responses to this notice received via e-mail through the close of business on **Monday, April 7, 2014**. E-mail responses to this notice may be sent to HeatherA@ci.fullerton.ca.us. For additional information or any questions regarding the proposed project, please contact Charles Kovac at (714) 738-2858 or at CharlesK@ci.fullerton.ca.us.

**Project Title:** CollegeTown Specific Plan

**Project Location:** The project site is in the eastern portion of the City. It is bounded on the north by Nutwood Avenue and California State University, Fullerton's, main campus beyond Nutwood Avenue; on the west by State College Boulevard and residential and commercial uses beyond; on the south by Chapman Avenue and residential uses beyond; and on the east by State Route 57.

**Project Location – City:** Fullerton

**Project Location – County:** Orange

**Project Description:** The proposed project involves the development of a specific plan on an approximately 88.1-acre site in the eastern portion of the City. Specific plans act as a bridge between the Fullerton Plan and individual development proposals. The CollegeTown Specific Plan would be adopted as ordinance and serve as the zoning for the project site. It would establish the necessary plans, development standards, regulations, infrastructure requirements, design guidelines, and implementation programs for subsequent project-related development activities. The proposed project would be developed by a number of landowners over time within the framework established by the CollegeTown Specific Plan. The specific plan calls for a range of residential product types, neighborhood commercial, office, community facilities, and recreational land uses to be distributed throughout seven planning areas. The type, location, and distribution of the varying land uses would be governed by the land use designations established under the specific plan: Mixed-Use and/or Multi-Family Residential (MU/MFR), Mixed-Use/Institutional (MU/I), Commercial/Office (C/O), Mixed-Use (MU), and Public Street Right-of-Way (ROW). Other components of the specific plan include parks, open space and paths; transit accessibility; vehicular access and circulation and parking improvements and infrastructure; other infrastructure improvements, including storm drains, wastewater, water, and dry utilities; and customized parking standards.

**Environmental Issues:** Based on the analysis in the EIR and comment letters received in response to the Notice of Preparation (NOP), the City determined that the following environmental issues would be further analyzed in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

The Draft EIR addresses the short- and long-term effects of the CollegeTown Specific Plan on the environment. Mitigation measures are proposed for impacts that are determined to be potentially significant.

**Notice of EIR Meeting:** An EIR meeting will be held by the lead agency on **Thursday, March 13, 2014, between 6:30 PM and 8:30 PM** at the Grand Hall at Fullerton Community Center, City of Fullerton, 340 W. Commonwealth Avenue, Fullerton, CA 92832.

**Project Sponsor:** City of Fullerton; Hope International University; and California State University, Fullerton

**Consulting Firm:** The Planning Center|DC&E

Date: 2/20/14

Signature: 

Title: Planning Project Manager

Telephone: (714) 738-6884