Notice of Preparation

To: **Reviewing Agencies**

Subject: **Notice of Preparation of a Draft Environmental Impact Report**

From: *Lead Agency*

City of Fullerton/Community Development Dept.
303 W. Commonwealth Avenue
Fullerton, CA 92832
Contact: Heather R.S. Allen, Acting Senior Planner

Consulting Firm

BonTerra Consulting
151 Kalmus Drive, E-200
Costa Mesa, CA 92626
Contact: Dana C. Privitt, AICP

The City of Fullerton will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study ☑ is ❒ is not attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but ***not later than 30 days*** after receipt of this notice.

Please send your response to ***Heather R.S. Allen*** at the address shown above. We will need the name for a contact person in your agency.

PROJECT TITLE: Jefferson Commons Specific Plan Project

PROJECT LOCATION: The approximately 6.8-acre project site is located in an urbanized area in the eastern portion of the City of Fullerton in Orange County, California. The proposed Jefferson Commons project site contains existing development: three office buildings and two apartment complexes with associated paved parking areas. A maintenance building and parking lot currently used by Hope International University are located on the northwest corner of the project site. State Route 57 (SR-57) is located approximately 0.25 mile to the east of the project site. Regional access to the project site is also provided by State Route 91 (SR-91) to the south and Interstate 5 (I-5) to the southwest.

The project site is entirely surrounded by development that consists of school facilities, commercial, retail, office space, and residential uses. California State University, Fullerton, is located directly north of the project site. The Hope International University campus including dormitories and the student center are also located north of the project site (north of East College Place). An apartment complex is located immediately north of the project site and south of East College Place. High-density residential is located to the northwest and east of the site. Commercial and office uses are also located to the west, southwest, and east of the project site. Single-family residential units are located south of the project site across East Chapman Avenue.

Project Location–City: ***Fullerton*** **Project Location–County:** ***Orange***

PROJECT DESCRIPTION: The proposed project involves a Specific Plan mixed-use development of 375 student housing residential units and 30,000 square feet (sf) of retail/commercial uses including 12,000 sf of space for the leasing office and recreation centers (the latter for the student housing). Approximately 1,105 parking spaces would be provided for the residential units and 120 parking spaces would be provided for retail uses. A more detailed project description is provided in the Initial Study.

The project site currently contains of 87,394 square feet of office space which is primarily used by Hope International University. The remainder of office space is used by various tenants in small individual offices and vacant office space. There are two apartment complexes with a total of 79 residential units occupied by a mix of student and non-student residents.

Project implementation would require the demolition of all on-site land uses in order to allow for the construction of student housing and commercial/retail uses proximate to the surrounding universities. Development would consist of multiple 4- and 5-story residential buildings ranging in height from approximately 45 ft to 70 ft for student housing wrapped around a 5-story (7-level) parking structure (approximately 65 feet high). Commercial/retail uses and residential uses would be located along East Chapman Avenue and North Commonwealth Avenue. The commercial/retail uses would be approximately 17 to 18 feet high (equating to 2-stories) with 3 stories of residential uses over the commercial/retail uses. A courtyard area is proposed behind the commercial/retail uses along East Chapman Avenue (between the parking structure and the commercial/retail uses). Residential uses would also be located on the western portion of the project site with the buildings clustered around three separate courtyard areas. A smaller recreation center (approximately 1,988 sf) is located in this area of the project site. More residential units are proposed along the northern portion of the project site. The leasing office and recreation center, commercial/retail, residential uses, and a courtyard would located on the northeastern corner of North Commonwealth Avenue at East College Place. The seven-level parking structure is generally located in the southeastern portion of the project site with the commercial/retail and residential uses surrounding the parking structure.

The project's residential units would include one-, two-, three-, and four-bedroom units ranging in size from 498 to 1,252 sf. All units would have outdoor areas in the form of either patios or balconies.

The proposed project would include shared open space in separate courtyard and recreational areas. These courtyard areas and the recreation centers are intended to serve the residents of the project.

A public scoping meeting will be held on ***March 27, 2007*** at 7:00 pm in the Council Chambers, City of Fullerton City Hall, 303 W. Commonwealth Avenue, Fullerton, CA 92832.

Date: March 9, 2007

Signature: Heather R. Allen

Title: ***Acting Senior Planner, City of Fullerton***

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