



Notice of Intent

To: County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92701

Subject: **Notice of Intent to Adopt a Mitigated Negative Declaration for the
SOCO Santa Fe Development Project**

From: **City of Fullerton/Community Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832
Contact: Joan Wolff (714) 738-6837**

PRJ11-00141: Applications for a General Plan Revision from Industrial to Downtown Mixed Use; Zoning Amendment from Manufacturing, General (MG) to Central Business District Commercial (C-3); Major Development Project to review site and design plans for a project in a Community Improvement District; Encroachment Permit to allow for off-site improvements including construction within the City's right-of-way; and Development Concessions for affordable housing, to allow a reduction in minimum setback requirements, a deviation from the required parking development standards, and the reduction of public open space for the property located in the Fullerton Redevelopment Project Area No. 2 (Central Fullerton Redevelopment Area) at 250 West Santa Fe Avenue.

Project Description: The proposed project involves the demolition of existing on-site building foundations and paved surfaces that currently cover the 2.4 acre site. The proposed project involves the construction of a 4-story, 152-unit, mixed-use, rental community and a 5-level concrete parking structure. The mixed-use residential community includes a mix of one (59 units), two (52 units), and three (37 units) bedroom units; 4 live/work units; 5,000 square feet (sf) of retail space; 2,000 sf of community club house; and 1,100 sf of leasing office. The proposed project would include 19,520 sf of common area open space. Approximately 90 percent of the residential units would be rented at 60 percent of the average median income (AMI) and approximately 10 percent would be rented at 50 percent of the AMI, with the live/work units not being reserved for low income residents. Off-site improvements include the replacement of the existing 5-foot sidewalk along West Santa Fe with a larger full width sidewalk; the placement of utility lines underground; and a new 12-foot wide crosswalk striping at the intersection of Malden Avenue and Santa Fe Avenue.

Notice: The **City of Fullerton** has completed an Initial Study for the SOCO Santa Fe Development Project and associated actions located at 250 West Santa Fe Avenue, Fullerton, CA, in accordance with the City's Guidelines implementing the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the City's 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 reflects the independent judgement of the City.

Public Review: The Initial Study and supporting documents are available for public review from **January 19 to February 8, 2012** at the **City of Fullerton/Community Development Department, 303 W. Commonwealth Ave., 2nd Floor, Fullerton, CA 92832**; and at **City of Fullerton Main Library, 353 W. Commonwealth Ave., Fullerton, CA 92832**, and online at: http://www.cityoffullerton.com/depts/dev_serv/development_activity/default.asp.

Comments: All comments concerning the Mitigated Negative Declaration, Initial Study, and supporting documents should be made in writing and directed to Joan Wolff, Planning Consultant, at the above address. Written comments sent via facsimile to (714) 738-3110 or by e-mail to JoanW@ci.fullerton.ca.us will also be accepted.

Public Hearing: A public hearing is scheduled for the Planning Commission on **February 8, 2012**, 7:00 p.m. at the Fullerton City Hall Council Chambers, 303 W. Commonwealth Ave., Fullerton CA. At this meeting, if it is determined that the project will not have a significant effect on the environment, the Planning Commission will make a recommendation to the City Council that Mitigated Negative Declaration be adopted.