

Notice of Determination



To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

From: **City of Fullerton**
303 W. Commonwealth Avenue
Fullerton, CA 92832

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of Public Resources Code.

Hub Fullerton Project Core Spaces, 1643 N. Milwaukee Avenue, 5th Floor, Chicago, IL, 60647

Project Title	Applicant Name, Address, Phone No.
State Clearinghouse Number (If submitted to Clearinghouse)	Heather Allen, Planning Manager (714) 738-6884 Lead Agency Contact Person Area Code/Telephone/Extension

2601, 2701, and 2751 E. Chapman Avenue (APNs 338-091-07, 338-091-05, 338-091-06), Fullerton, Orange County
Project Location

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

Project Description:

The proposed Hub Fullerton project (proposed project) would result in the development of a 3.55-acre site in the City of Fullerton into a student-oriented residential land use consisting of 377 units (1,103 beds) with 12,438 square feet of neighborhood-supporting commercial space on the ground floor. The requested entitlements include:

- General Plan Revision to change the site's existing Office land use designation to High Density Residential.
- Zoning Amendment to change the existing O-P (Office Professional) zoning classification to SPD (Specific Plan District).
- Specific Plan to establish the development standards and land use regulatory framework applicable to the project site.
- Major Site Plan for review of development concept, including site layout, architectural design, landscape design, and associated physical design features.
- Tentative Parcel Map to create one parcel under common ownership.

This is to advise that the CITY OF FULLERTON has approved the above-described project on February 1, 2022 and has made the following determinations regarding the above-described project:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of approval of the project.
4. A statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: <https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/development-activity/the-pines-at-sunrise-village>

303 West Commonwealth Avenue, Development Services Dept., Second Floor, Fullerton, California 92832.

Signature: Heather Allen Title: Planning Manager Date: 2/2/2022

Date received for filing at OPR (if applicable):