



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: **Responsible and Interested Parties**

Subject: **Notice of Intent to Adopt a Mitigated Negative Declaration for the 1500 S. Raymond Avenue Industrial Project**

From: **City of Fullerton Community and Economic Development Department
303 W. Commonwealth Avenue
Fullerton, CA 92832
Contact: Chris Schaefer, AICP, Planning Manager**

This serves as the City of Fullerton's Notice of Intent to adopt an Initial Study/Mitigated Negative Declaration for the 1500 S. Raymond Avenue Industrial Project, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

LEAD AGENCY: City of Fullerton

PROJECT TITLE: 1500 S. Raymond Avenue Industrial Project

PROJECT APPLICANT: Rexford Industrial

PROJECT LOCATION: 1500 S. Raymond Avenue, City of Fullerton, County of Orange

PROJECT DESCRIPTION: The 1500 S. Raymond Avenue Industrial Project proposes to remove the existing on-site structures and develop a new 138,419-square foot industrial building for warehousing/distribution uses, including a 6,000 square-foot mezzanine designated for office use. The building would consist of 126,419 square feet of warehouse and 12,000 square feet of office (6,000 square feet within the mezzanine and 6,000 square feet on the ground floor). The proposed building would have a building footprint of 132,419 square feet and a maximum height of 46 feet six inches with a clear height of 32 feet within the warehouse; 16 dock-high doors would be located along the northern side of the building.

ENVIRONMENTAL DETERMINATION: The City has prepared an Initial Study and determined that the Project may have a significant effect on the environment, but by implementing the identified mitigation measures, the Project's impacts would be reduced to less than significant levels. Accordingly, City staff is recommending that the Planning Commission adopt the Mitigated Negative Declaration. The Planning Commission shall consider adopting the MND as part of their consideration of the Project at a future public hearing, tentatively scheduled for November 22, 2023, at 6:30 p.m.

Hazardous Waste Site: The Project site is not included on a list enumerated in Government Code Section 65962.5.

DOCUMENT AVAILABILITY: Copies of the Draft IS/MND will be available for public review beginning September 19, 2023 at the following locations:

- City of Fullerton, Community and Economic Development Department, 303 West Commonwealth Avenue, Fullerton, CA 92832
- City of Fullerton website at: <https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/development-activity?locale=en>

If you are not able to download a copy of the Draft IS/MND, please contact Edgardo Caldera, Senior Planner at Edgardo.Caldera@cityoffullerton.com.

PUBLIC REVIEW: The 30-day public review period begins on September 20, 2023 and ends on October 19, 2023. Any interested person or agency may comment on this matter by submitting comments via email to Edgardo.Caldera@cityoffullerton.com (please indicate "1500 S. Raymond Avenue Industrial Project") in the subject or via postal mail to: Edgardo Caldera, Senior Planner, 303 W. Commonwealth Avenue Fullerton, CA 92832-1775. **Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on October 19, 2023.** Due to possible mail delays, comments via email are preferred. Responsible agencies should limit their comments to those Project activities that are within your area of expertise or which will be required to be carried out or approved by your agency.