



CITY OF FULLERTON PUBLIC NOTICE
PLANNING COMMISSION PUBLIC HEARING AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
PROJECT REFERENCE NO.: PRJ14-00255 / 1900 block of N. Ladera Vista Drive

The City of Fullerton encourages the public to participate in the decision-making process. The following notice is being provided so that you can ask questions, make comments, and stay informed about projects that might be important to you. We encourage you to contact us if you have any questions.

What Is the Proposed Project?

The proposed project is a request by applicant Ajay Beri to subdivide an undeveloped property, approximately 4.1-acres in size, into two lots of approximately 2.4 and 1.7 acres for two single family residences. The project site is located on the east side of Ladera Vista Drive, immediately north of 1830 N. Ladera Vista Drive, and extends northward to the golf course. The project proposes extensive grading on the steeply sloping site and construction of multiple retaining walls to create building pads supported by a series of terraces. The grading concept also includes the import of approximately 75,000 cubic yards of earth to be used as fill material on the site. Applications include Tentative Parcel Map TPM-2014-156 to subdivide the property and Major Site Plan ZON14-00094 to review the layout of the homes on the two lots.

Why Am I Receiving This Notice?

You are receiving this notice because you live, work, or own property within 300 feet of the project site. You are invited to attend the public hearing, or to ask questions or make comments prior to the public hearing. Please refer to the back of this notice for a site map. The City also sends notices to people who have expressed an interest in the proposed action; have previously requested to be notified of proposed development projects; and to agencies that will issue permits or provide service for the proposed project.

PUBLIC MEETINGS

Planning Commission Public Hearing: The hearing will be held **Wednesday, December 14, 2016 at 7:00 p.m.** in the **Fullerton City Council Chamber, 303 W. Commonwealth Avenue**, Fullerton, CA 92832. The public is invited to comment on the project at the hearing.

Community Meeting: An informational meeting will be held during the public review period for the Initial Study/Mitigated Negative Declaration as described below. The purpose of the meeting is to describe the proposed project to the surrounding community and provide an opportunity for neighbors to ask questions and make comments prior to the public hearing. Notices including meeting details will be sent when the Community Meeting has been scheduled.

ENVIRONMENTAL ANALYSIS

In accordance with the California Environmental Quality Act (CEQA), the City of Fullerton has completed an Initial Study to determine whether the project may have a significant effect on the environment. The Initial Study, which reflects the independent judgment of the City, concludes that with the implementation of mitigation measures, the project will not have a significant effect on the environment. The City has therefore prepared a Mitigated Negative Declaration, to be considered by the Fullerton Planning Commission as part of the decision making process.

The review period for the Initial Study/Mitigated Negative Declaration (IS/MND) and supporting documents runs from **October 6, 2016 to November 5, 2016**, during which time these documents will be available for public review at the following locations:

- ❖ **City of Fullerton/Community Development Dept.** • 303 W. Commonwealth Ave. 2nd Floor • Fullerton, CA 92832
- ❖ **City of Fullerton Main Library** • 353 W. Commonwealth Ave. Information Desk • Fullerton, CA 92832
- ❖ **City of Fullerton website** • http://www.cityoffullerton.com/gov/departments/dev_serv/development_activity/default.asp
(Note that this site is not included on lists of hazardous waste facilities identified by Section 65962.5 of the California Government Code.)

Who to Contact for Questions or Comments

If you would like to obtain further information on the project, have questions, or would like to comment on the IS/MND or supporting documents prior to the public hearing, please contact Joan Wolff with the Community Development Department at (714) 738-6837. Please direct written comments to Joan Wolff, Senior Planner, either at the Community Development Department (address above) or by e-mail (joanw@ci.fullerton.ca.us).

Where to Get More Information

Additional details regarding the proposed project are available on the City's website: http://www.cityoffullerton.com/gov/departments/dev_serv/development_activity/default.asp. The full text of the staff report may be found on the City's website at: http://www.cityoffullerton.com/gov/departments/city_clerk/meetings.asp, 72-hours prior to the public hearing. Follow the link to the Agenda under Planning Commission Regular Meeting, Upcoming Events.

Planning Commission Action Items (December 14, 2016 Meeting)

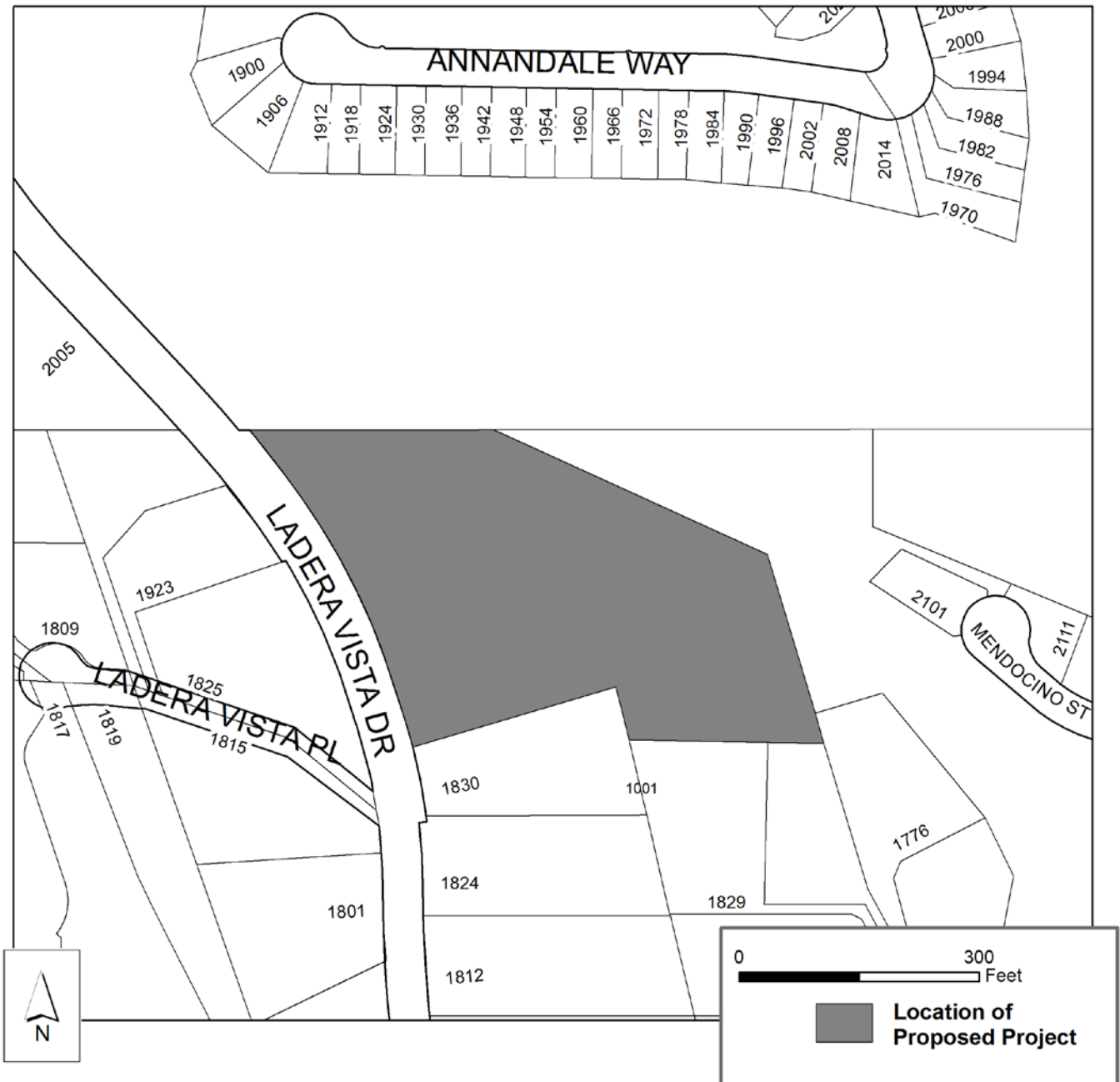
The Planning Commission will make a final decision on certification of the Mitigated Negative Declaration, Tentative Parcel Map TPM-2014-156, and Major Site Plan ZON14-00094.

Si tiene preguntas en español, favor de llamar a Christine Hernandez al (714) 738-3163.

한국어 통역이 필요하시면 줄리 리스민에게 연락해주세요 (714) 738-6563.

If you need any accommodations to ensure your accessibility to the meeting, please contact Janet Ragland at (714) 738-6598.

If you challenge the decision on the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Fullerton at, or prior to, the public hearing. (Government Code 65009 (a))



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