

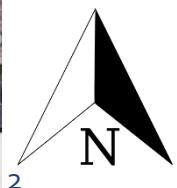
Zoning Amendment and Mitigated Negative Declaration 2461-2495 East Orangethorpe Avenue

City Council Public Hearing

February 3, 2026



Project Location



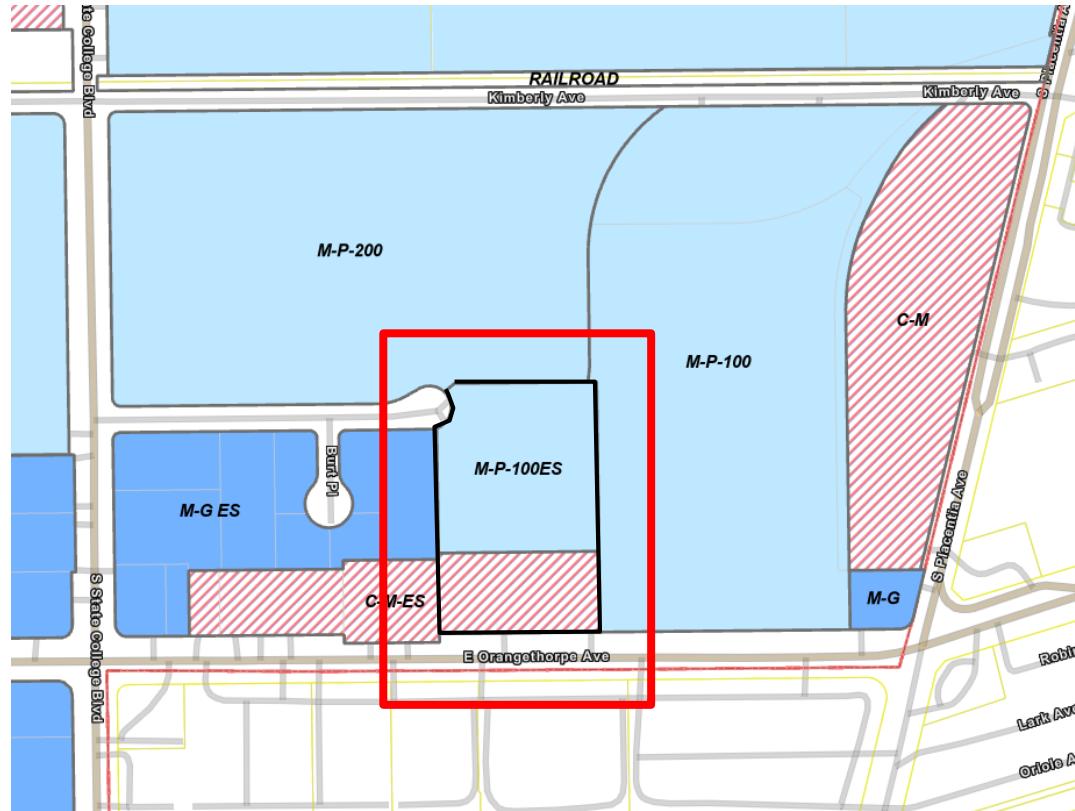


Requested Application

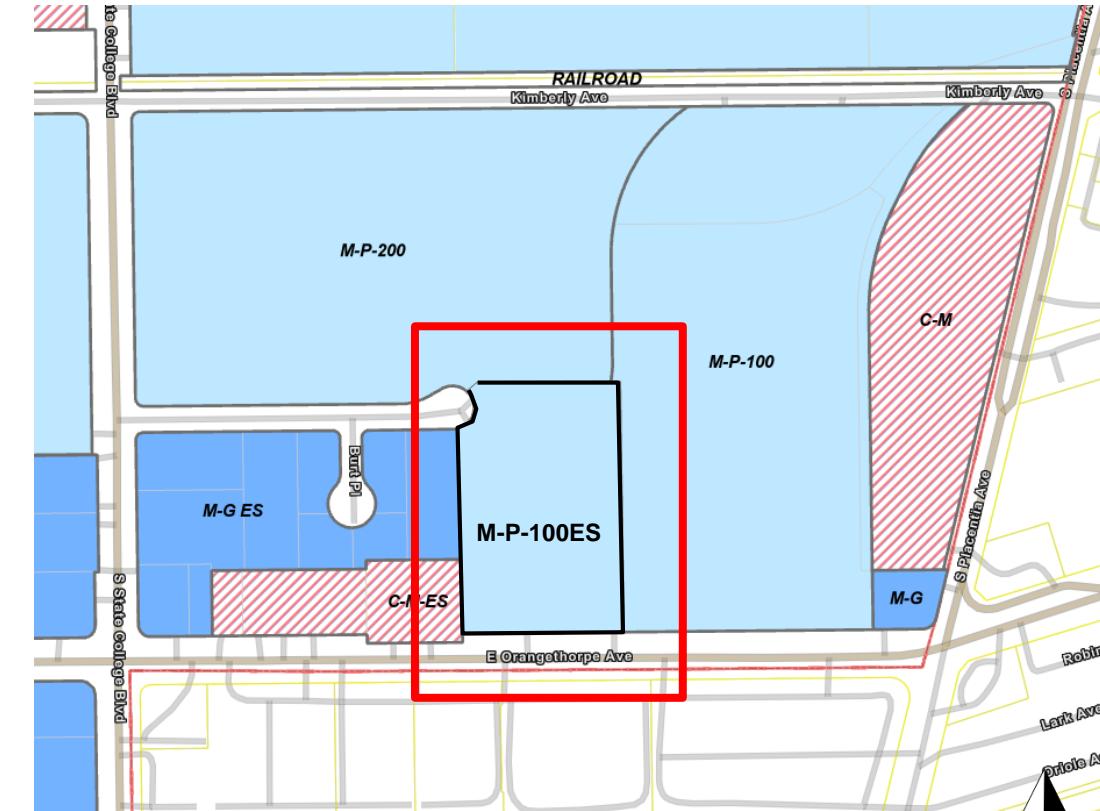
- Zoning Amendment along Orangethorpe Avenue from C-M-ES, Commercial Manufacturing-Emergency Shelter Overlay to M-P-100ES, Manufacturing Park, 100,000 square feet minimum lot size, Emergency Shelter Overlay
- IS/MND, Initial Study Mitigated Negative Declaration for the construction and operation of a 110,232 SF warehouse



Zoning Amendment



EXISTING ZONING



PROPOSED ZONING



Mitigated Negative Declaration

Cedarwoods Fullerton Project

Initial Study/Mitigated Negative Declaration

Prepared By:
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November 2025

Kimley-Horn

**CEDARWOODS FULLERTON PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM**

Standard Conditions and Mitigation Measures	Implementation Timing	Monitoring/ Reporting Methods	Responsible Parties for Approval/ Monitoring	City Staff Notes; Initials/Date when Done
<p>Biological Resources</p> <p>SC BIO-1Nesting Migratory Birds. To ensure compliance with the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFG) Sections 3503, 3503.5, and 3513 and to avoid potential impacts to nesting birds, vegetation clearing, and ground-disturbing activities shall be conducted outside of the bird nesting season (generally January 15 to August 31 for raptors and February 15 to August 31 for other bird species). If avoidance of the nesting season is not feasible, then a qualified biologist shall conduct a nesting bird survey within seven days prior to any disturbance of the site, including but not limited to vegetation clearing, disking, demolition activities, and grading. If the qualified biologist determines that no active bird or raptor nests occur, the activities shall be allowed to proceed without any further requirements.</p> <p>If active nests of any species protected by the MBTA or CFG are identified, the biologist shall establish suitable disturbance limit buffers around the nests marked using flagging or staking. The disturbance limit buffer size shall depend on the site conditions, level of activity within the buffer, and species observed. The disturbance limit buffer zones shall be avoided until the nests are no longer occupied. Any active nests shall be monitored by a qualified biologist during active construction, at a frequency determined using their best professional judgment, but not less than twice per week. If potential affects to nesting birds are observed, avoidance and minimization measures may be adjusted, and construction activities stopped or redirected by the qualified biologist using their best professional judgement to avoid take of nesting birds. Once a nest is no longer occupied and</p>	<p>Within seven days of site disturbance if disturbance occurs during bird nesting season (generally January 15 to August 31 for raptors and February 15 to August 31 for other bird species).</p> <p>Establish buffers around nests, if there are occupied nests</p> <p>Monitor nests no less than twice per week while nests are occupied</p>	<p>Verify Requirements Included on Grading and Construction Plans</p> <p>Verify Pre-Construction Surveys Conducted. Field Inspection signoff, and compliance report by Qualified Biologist</p>	<p>Qualified Biologist</p> <p>Community and Economic Development Department</p>	



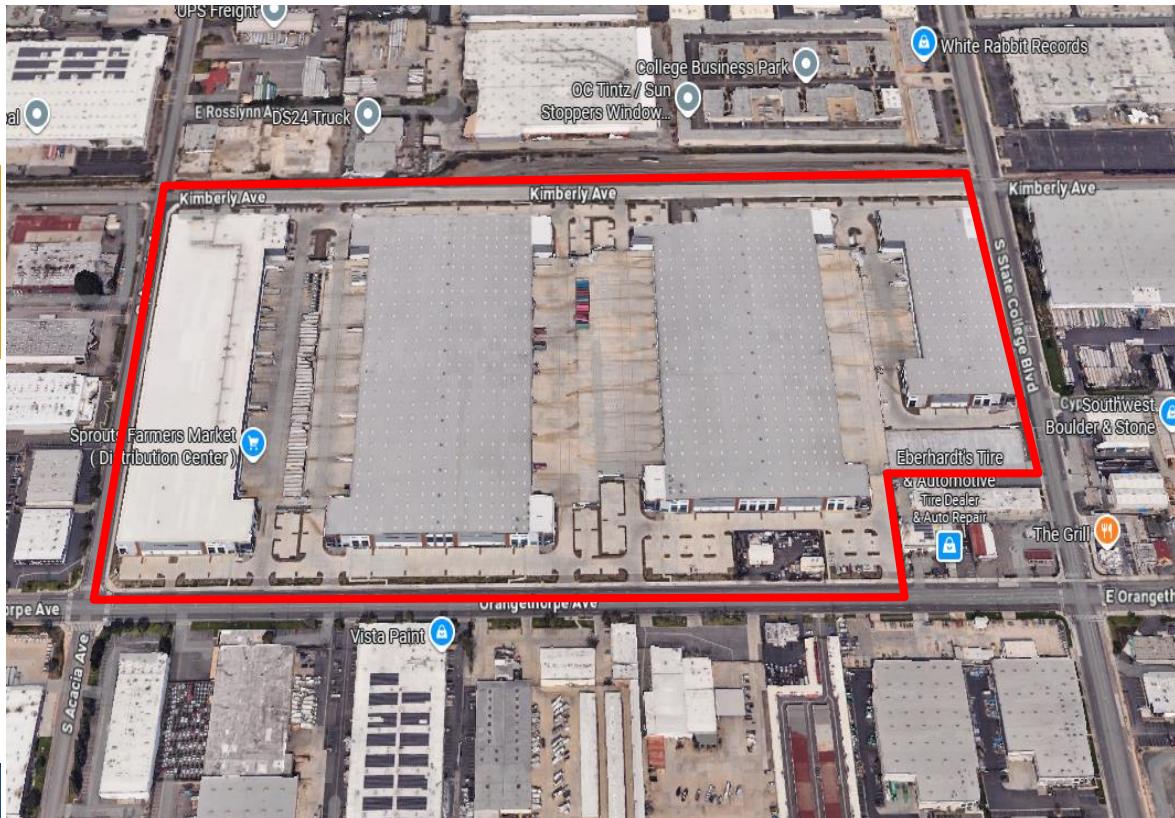
Planning Commission Action

December 10, 2025 – Planning Commission Public Hearing

- Major Site Plan (ZON-2025-0013) – Approval
- Zoning Amendment (LRP-2025-0011) - Recommendation to City Council for approval
- Mitigated Negative Declaration – Recommendation to City Council for certification



CEQA





Recommended Action

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING AN AMENDMENT TO CHANGE THE ZONE CLASSIFICATION FOR THE SOUTHERLY PORTION OF THE PARCEL FROM COMMERCIAL MANUFACTURING, EMERGENCY SHELTER OVERLAY (C-M-ES) TO MANUFACTURING PARK, 100,000 SQUARE FOOT MINIMUM LOT SIZE, EMERGENCY SHELTER OVERLAY (M-P-100ES) TO MATCH THE NORTHERLY PORTION OF THE PARCEL LOCATED AT 2461-2495 EAST ORANGETHORPE AVENUE AS PER EXHIBIT A
- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION INCLUDING MITIGATION MEASURES AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A NEW INDUSTRIAL WAREHOUSE BUILDING LOCATED AT 2461-2495 EAST ORANGETHORPE AVENUE