

RESOLUTION NO. 2021-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, INCLUDING ANALYSIS OF THE POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT, PROJECT DESIGN FEATURES, STANDARD CONDITIONS, MITIGATION MEASURES AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PINES AT SUNRISE VILLAGE PROJECT ON A 12.52-ACRE PROPERTY LOCATED ON THE SOUTHWEST CORNER OF EUCLID STREET AND ROSECRANS AVENUE

PRJ2021-00006 – ZON-2021-0032, SUB-2021-0002,
LRP-2021-0006, LRP-2021-0007, LRP-2021-0008

APPLICANT: SHOPOFF REALTY INVESTMENTS, L.P.
PROPERTY OWNER: SUNRISE VILLAGE OWNER, LLC.

RECITALS:

WHEREAS, the applicant filed applications with the City of Fullerton Community and Economic Development Department for a Major Site Plan (ZON-2021-0032), Tentative Tract Map (SUB-2021-0002), General Plan Revision (LRP-2021-0006), Zoning Amendment (LRP-2021-0007) and Development Agreement (LRP-2021-0008) for the construction of a 164-dwelling unit residential community, including 49 detached single-family residential homes and 115 townhomes on property more specifically described as: Orange County Assessor's Parcel Nos. 287-241-01, -04, and -06 (Lot 1 of Lot Line Adjustment No. 207, in the City of Fullerton, County of Orange, State of California, recorded September 12, 2021, as Instrument No. 2021000509353, of Official Records, in the office of the County Recorder of said county; Together with Parcel 4, in the City of Fullerton, County of Orange, State of California, as shown on a map filed in Book 88, Page 50, of Parcel Maps, in said office of the County Recorder.).

WHEREAS, the City of Fullerton, as Lead Agency, prepared a Draft Initial Study / Mitigated Negative Declaration to identify the potential environmental impacts associated with construction and implementation of the project in conformance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code, Sections 21000 et seq.) and CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, Section 15000 et seq.).

WHEREAS, the analysis identified mitigation measures to reduce or avoid significant effects on the environment and staff prepared a Mitigation Monitoring and Reporting Program to ensure and document compliance with the mitigation measures during project implementation.

WHEREAS, the City of Fullerton is the Lead Agency on the project and the Planning Commission is the advisory body to City Council, which is the decision-making body for the applications associated with the proposed project.

WHEREAS, the City provided a Notice of Intent to Adopt a Mitigated Negative Declaration to owners, as well as to the location of the properties, within 300 feet of the project site and to potentially interested public agencies and to the Orange County Clerk-Recorder advertising a 20-day public review period.

WHEREAS, the City received comments on the Mitigated Negative Declaration and prepared responses to comments.

WHEREAS, the Planning Commission considered the information contained in the Draft Initial Study / Mitigated Negative Declaration dated September 2021 and Technical Appendices, the Final Initial Study including Comments, Responses to Comments and Errata dated October 2021 and the Mitigation Monitoring and Reporting Program.

WHEREAS, the Planning Commission recommended that City Council adopt the Mitigated Negative Declaration and Mitigation and Monitoring and Reporting Program for The Pines at Sunrise Village Project, PRJ-2021-00006.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FULLERTON RESOLVES AS FOLLOWS:

1. City Council, as a result of its consideration and the administrative record during the public review process, finds The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for PRJ-2021-00006 adequately address the anticipated environmental impacts of the project. On the basis of their review, City Council finds no evidence from which one can fairly argue that the project will have a significant adverse effect on the environment and that the Mitigated Negative Declaration reflects the Lead Agency's independent judgement and analysis.
2. The City Council of the City of Fullerton hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for The Pines at Sunrise Village Project, PRJ-2021-00006, at 1144 Rosecrans Avenue, 1715 / 1723 Euclid Street and 1701 / 1751 / 1801-1900 Euclid Street.

ADOPTED BY THE FULLERTON CITY COUNCIL ON DECEMBER 7, 2021.

XX
Mayor

ATTEST:

Lucinda Williams, MMC
City Clerk

Date

Attachments:

- Exhibit A - Mitigation Monitoring and Reporting Program