



CITY OF FULLERTON
DEVELOPMENT SERVICES DEPARTMENT
303 WEST COMMONWEALTH AVENUE
FULLERTON, CA 92832-1775

NOTICE OF COMPLETION/NOTICE OF AVAILABILITY FOR A RECIRCULATED REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (PARTIAL)

DATE: January 17, 2008

TO: Agencies, Organizations, and Interested Persons

SUBJECT: NOTICE OF COMPLETION/AVAILABILITY OF A RECIRCULATED REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (PARTIAL) – WEST COYOTE HILLS SPECIFIC PLAN AMENDMENT/ROBERT E. WARD NATURE PRESERVE

The City of Fullerton has released the recirculated sections of the Revised Draft Environmental Impact Report (EIR) for the West Coyote Hills Specific Plan Amendment/Robert E. Ward Nature Preserve project. **The public review period runs from January 17, 2008 through March 3, 2008.** Pursuant to Section 15088.5(f)(3) of the State CEQA Guidelines, the Notice of Completion/Notice of Availability has been sent to each agency, person, and organization that commented on the West Coyote Hills Specific Plan Amendment Revised Draft EIR dated March 2006.

The recirculated sections of the Revised Draft EIR have been prepared in accordance with Section 15088.5 of the State CEQA Guidelines, which allows the lead agency to recirculate only the chapters or portions of the EIR that have been revised due to the addition of significant new information related to the analysis prepared for those issues. Specifically, the Recirculated Draft EIR includes the following sections that have been revised to reflect the addition of significant new information.

- Section 4.4 – Air Quality
- Section 4.9 – Public Health and Safety
- Section 4.10 – Hydrology and Flood Control
- Section 4.12 – Biological Resources

In addition to these sections, the Revised Draft EIR includes Table 1-1 (Summary of Impacts and Mitigation measures) in an Executive Summary format that reflects the changes to each of the four sections that have been revised and included in the Recirculated Draft EIR.

The applicant, Pacific Coast Homes (PCH), is proposing an amendment to the Coyote Hills West Master Specific Plan 2-A that would permit the type of development proposed by the applicant and to update the development standards for the subject property that were adopted more than 25 years ago. The proposed project includes the approval of several discretionary actions listed below:

- General Plan Amendment (Land Use, Circulation, Housing, Community Services, and Resource management Elements)
- Zone Change (from “Oil and Gas” to “Specific Plan District”)
- Specific Plan Amendment
- Subdivision Map (i.e., Tentative Tract Map)
- Development Agreement
- Certification of the EIR
- Approval of the Mitigation Monitoring and Reporting Program

A maximum of 760 dwelling units (consisting of a combination of residential estates, single-family attached and single-family detached residential units) is proposed in an area encompassing 179.3 acres within the West Coyote Hills Specific Plan. Other components of the West Coyote Hills Specific Plan include a 17.1-acre multiple use site; a 5.2-acre neighborhood commercial development area; and open space and recreational amenities on 282.9 acres. Circulation improvements comprise 24.2 acres (approximately five percent) of the 510-acre West Coyote Hills portion of the project site.

In addition to the Specific Plan Amendment proposed by PCH, the City of Fullerton is also proposing improvements to the Robert E. Ward Nature Preserve. Potential improvements proposed by the City of Fullerton for this 72.3-acre property include a small parking area, restrooms and interpretive center, creation of a low fuel zone around the area, a trail maintenance program, interpretive signage along existing paths, and some coastal sage scrub restoration in disturbed areas.

The overall site, including the West Coyote Hills Specific Plan project area and Robert E. Ward Nature Preserve, includes a total of 582 acres.

Copies of the original Revised Draft EIR and the recirculated sections of the Revised Draft EIR are available for review at the following locations:

City of Fullerton*	Fullerton Public Library –	Fullerton Public Library –
Community Development Dept.	Main Branch	Hunt Branch
2 nd Floor City Hall	Reference Desk	201 S. Basque Avenue
303 West Commonwealth Ave.	353 West Commonwealth Ave.	Fullerton, CA 92833
Fullerton, CA 92832-1775	Fullerton, CA 92832-1775	

*Copies of these documents may be obtained at the City's Community Development Department. Paper copies will be available for purchase at a fee equal to the printing cost. Digital copies will be available at no charge. A limited number of copies will be available for loan. The documents will also be posted on the City of Fullerton website, www.ci.fullerton.ca.us.

In accordance with Section 15088, public notice of the availability of the recirculated sections of the Revised Draft EIR has been provided pursuant to Section 15087 of the State CEQA Guidelines. The City of Fullerton is providing the opportunity for you to provide comments related to the adequacy of the recirculated sections of the Revised Draft EIR. As provided by Section 15088.5(f)(2), the City requests that your comments be limited only to the sections identified above.

The City will accept written comments on the four sections included in the Recirculated Draft EIR from January 17, 2008 until 5:00 p.m. March 3, 2008. Comments should be addressed or delivered to:

Ms. Joan Wolff, Planning Consultant
Community Development Department
City of Fullerton
303 West Commonwealth Avenue
Fullerton, CA 92832

Public notice as to the date, time, and place of the public hearing(s) that will be conducted for the proposed project shall be provided in accordance with Section 15087(c)(3) of the State CEQA Guidelines.