



FULLERTON PLANNING COMMISSION NOTICE OF
STUDY SESSION *AND* PUBLIC HEARING
WEST COYOTE HILLS VESTING TENTATIVE TRACT MAP 17609
PRJ03-00075A

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 a project that might be important to you. We encourage you to contact us prior to the Public Hearing if you have any questions.

Meeting Dates and Times

There will be **two** Planning Commission meetings on this project:

1. Planning Commission Study Session: Wednesday, October 14, 2015 at **7:00 p.m.** at the Fullerton Community Center, 340 W. Commonwealth Avenue, Fullerton CA 92832. This will be an informational meeting, with presentations by City staff and the project developer and time for the public to ask questions of staff and the project team.
2. Planning Commission Public Hearing: Thursday, October 22, 2015 at **7:00 p.m.** at the City Hall Council Chamber, 303 W. Commonwealth Avenue, Fullerton CA 92832. This will be a public hearing where the Planning Commission will consider taking action on the proposed Vesting Tentative Tract Map.

What Is The Proposed Project?

In April, 2014, the City Council announced a "Path Forward" acquisition plan for the West Coyote Hills property. The proposed project, described in a Vesting Tentative Tract Map (VTTM) and supporting Addendum Number 1 to the West Coyote Hills Final EIR, is a step toward implementing this plan, in which the City would acquire one of the Specific Plan planning areas for open space purposes, and Pacific Coast Homes (PCH) would subdivide the balance of the property in a manner that would allow for public acquisition of additional property or the entire site. The proposal includes a postponement of development activity to allow time to acquire funding for property acquisition. The applicant has submitted a VTTM that includes approximately 301 acres of open space (121 of which are in a contiguous area), 161 acres for single family attached and detached homes (maximum 760 units), 17 acres for a multiple use site (residential and open space/recreational uses), 5 acres for a commercial center and 24 acres for vehicular, bicycle and pedestrian circulation on approximately 510 acres. The property location is generally north of Rosecrans Avenue and the Nora Kuttner and Castlewood recreational trails, south of the Fullerton/La Habra city boundary, east of the Hawks Pointe development (off Beach Blvd.) and west of Euclid St.

Why Am I Receiving This Notice?

You are receiving this notice because you live, work or own property within one quarter mile of the project site, or have requested notification of meetings related to this project. Please refer to the back of this notice for a site map. You are invited to attend the study session and public hearing, to ask questions or make comments prior to those meetings. The City also sends notices to people who have expressed an interest in the proposed action.

Who To Contact If You Have Questions or Comments

If you have any questions or would like to comment on the proposed action, please call the City at (714) 773-5772 or send an email to WCHComments@cityoffullerton.com

Where To Get More Information

Additional details regarding the proposed project can be found on the City website at: www.cityoffullerton.com/westcoyotehills. The full text of the staff report will be available on the City Website after 5:00 p.m., October 2, 2015 at: http://www.cityoffullerton.com/gov/departments/city_clerk/meetings.asp. Follow the link to the "Agenda" under Planning Commission Regular Meeting (Upcoming Events).

Planning Commission Action Items

1. Study Session: There will be no action items.
2. Public Hearing: The Fullerton Planning Commission will consider an Addendum to the previously approved EIR for the project site; Vesting Tentative Tract Map 17609 to subdivide the property for open space, residential, commercial and circulation purposes; and Abandonment (SUB03-00001) of certain public rights of way and easements that are no longer needed or that conflict with the development proposal for the 510± acres described above and shown on the back of this notice.

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

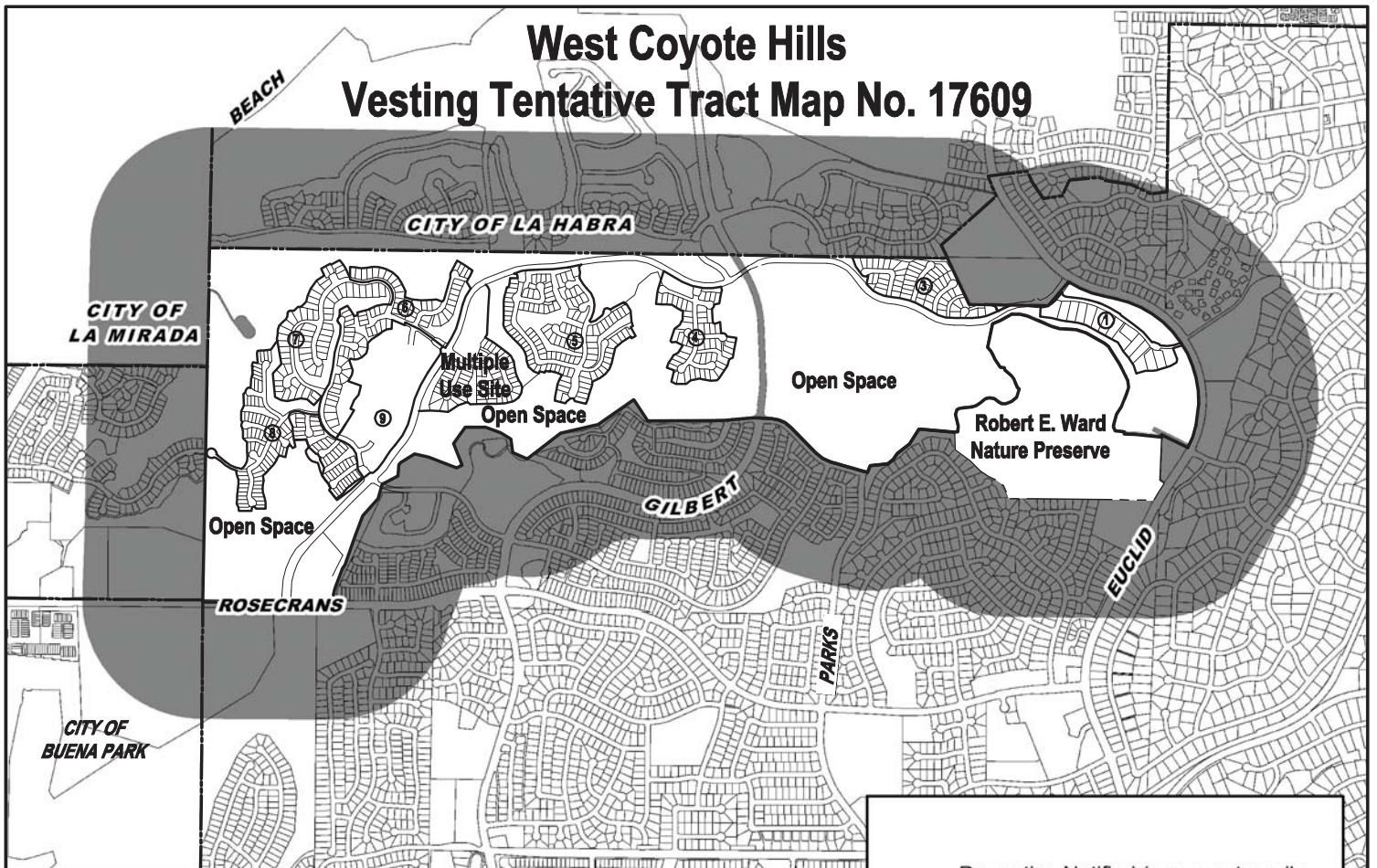
한국어 통역이 필요하시면 줄리 리스민에게 연락해주세요 (714) 738-6563.

If you need accommodations to ensure your accessibility to the meeting, please contact Kristi Nordell 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))

West Coyote Hills Vesting Tentative Tract Map No. 17609



THE PROPOSED PROJECT PRESERVES 301 ACRES OF OPEN SPACE ADJACENT TO, AND IN ADDITION TO, THE EXISTING 72-ACRE WARD NATURE PRESERVE, AND SUBDIVIDES THE BALANCE OF THE PROJECT AREA TO ALLOW FOR PUBLIC ACQUISITION OF ADDITIONAL PROPERTY, OR THE ENTIRE SITE.

