

RESOLUTION NO. PC 2015-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, CERTIFYING ADDENDUM NO. 1 TO FINAL ENVIRONMENTAL IMPACT REPORT FOR THE WEST COYOTE HILLS SPECIFIC PLAN AND ROBERT E. WARD NATURE PRESERVE PROJECT (FEIR) (SCH # 1997051056) AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM, FOR PROPERTY LOCATED AT 2701 ROSECRANS AVENUE

PRJ03-00075A – SUB03-00001A (ABANDONMENT) –  
VESTING TENTATIVE TRACT MAP 17609

APPLICANT: PACIFIC COAST HOMES  
PROPERTY OWNER: PACIFIC COAST HOMES

THE PLANNING COMMISSION OF THE CITY OF FULLERTON HEREBY RESOLVES AS FOLLOWS:

1. That on July 12, 2011 The Fullerton City Council adopted Resolution No.2011-30, certifying the Final Environmental Impact Report for the West Coyote Hills Specific Plan and Robert E. Ward Nature Preserve Project (FEIR) (SCH # 1997051056). The FEIR identified the environmental impacts and mitigation measures associated with applications for a Development Agreement, Tentative Tract Maps, Zone Amendment, General Plan Revision, Specific Plan Amendment No. 8 and Abandonment. In certifying the FEIR, the City also adopted a Mitigation Monitoring and Reporting Program and Findings of Fact and Statement of Overriding Considerations. The Project site is located along the northwesterly boundary of the City at 2701 Rosecrans Avenue; the property is bounded on the north by the City of La Habra, on the east by Euclid Street, on the south by existing residential development and Rosecrans Avenue and on the west by the City of La Habra and by the Hawks Pointe Development and Clark Regional Park in Fullerton, more specifically described as:

Orange County Assessor's Parcel Nos.: 288-091- 01 & 08; 287-081- 24, 25, 26, & 48; 287-082-27 & 28

2. That the FEIR was prepared for the Project in compliance with CEQA and State and Local CEQA Guidelines;

3. That on April 16, 2014, PCH filed an application for Vesting Tentative Tract Map (VTTM) 17609 for a revised project, to supersede the three tentative maps approved in 2011. VTTM 17609 re-allocates residential and open space land uses on the project site, eliminates residential development in Planning Area (Neighborhood) 2 and dedicates that area for open space and recreational purposes, and utilizes density transfer provisions of the adopted Specific Plan Amendment #8 to transfer the residential density of Neighborhood 2 to other areas of the project site.

4. CEQA Guidelines (Guidelines) Section 15164(a) provides that the lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred.

5. Addendum No. 1 documents the City's determination that the changes to the Original Project as proposed under VTTM 17609 do not require preparation of a Subsequent or Supplemental EIR for the Revised Project, and that preparation and adoption of Addendum No. 1 complies with Guidelines § 15064.

6. The decision not to prepare a subsequent EIR was based on Guidelines Section 15162 which states that no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that (1) Substantial changes in the project would require major revisions of the previous EIR due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project would be undertaken that would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) There is new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete

7. The decision not to prepare a supplement to the EIR was based on Guidelines Section 15163 which provides a local agency an option to prepare a supplement to an EIR rather than a subsequent EIR if (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and (2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

8. That neither changes in the Revised Project, nor any changes in the circumstances under which the Revised Project would be undertaken, would result in any new significant environmental impacts not considered in the FEIR or cause a substantial increase in the severity of significant impacts previously identified in the FEIR. In addition, there is no new information of substantial importance that suggests there would be any significant new or more severe impacts. The mitigation measures were reviewed and found to be adequate and applicable to the project under VTTM 17690 with only minor, non-substantive modifications needed to address project revisions.

9. As a whole, the project increases the amount of open space dedicated for public open space and recreation purposes, decreases the development footprint, and defines opportunities for dedication of additional property for open space purposes.

10. That having received, reviewed and considered all information and documents in the record, the Planning Commission hereby CERTIFIES the Addendum No. 1 to the FIER and ADOPTS the Mitigation Monitoring and Reporting Program dated October 1, 2015

ADOPTED BY THE FULLERTON PLANNING COMMISSION ON OCTOBER 22, 2015.

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John Silber, Chair

ATTEST:

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Kristi Nordell, Recording Clerk

Attachments:

1. Addendum No. 1 to West Coyote Hills Final EIR
2. Mitigation Monitoring and Reporting Program dated October 1, 2015