



FULLERTON CITY COUNCIL  
NOTICE OF PUBLIC HEARING  
APPEAL OF PLANNING COMMISSION DECISION ON  
WEST COYOTE HILLS VESTING TENTATIVE TRACT MAP 17609

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

This matter will be heard on **Tuesday, November 17, 2015 at 6:30 p.m.** by the City Council in the Fullerton City Council Chamber, 303 W. Commonwealth Avenue, Fullerton CA 92832.

What Is The Proposed Project?

Appeals of the Planning Commission's decision to approve the project described below have been filed and the applications have been scheduled for City Council review and final decision.

At a public hearing held on October 22, 2015, the Planning Commission took action to approve Addendum No. 1 to the previously certified Final EIR, Vesting Tentative Tract Map (VTTM) 17609, and Abandonment SUB03-00001. The proposed project implements the "Path Forward" acquisition plan for the West Coyote Hills property, 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 project 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.

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 e-mail to [WCHComments@cityoffullerton.com](mailto: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](http://www.cityoffullerton.com/westcoyotehills).

The City Council Agenda letter will be posted on the City Website by 5:00 p.m., November 13, 2015 at: [http://www.cityoffullerton.com/gov/departments/city\\_clerk/meetings.asp](http://www.cityoffullerton.com/gov/departments/city_clerk/meetings.asp). Follow the link to the "Agenda" under City Council / Successor Agency / Public Financing Authority Regular Meeting (Upcoming Events).

City Council Action Items

The Fullerton City Council will consider Appeals of the Planning Commission's approval of Addendum No. 1 to the previously approved Final EIR for the project site; Vesting Tentative Tract Map 17609 which proposes 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 the City Clerk's office at (714) 738-6350.

*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))*