

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

NOTICE OF COMPLETION/NOTICE OF AVAILABILITY

NEW SECTION OF A PREVIOUSLY CIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT ANALYZING GREENHOUSE GAS EMISSIONS

DATE: October15, 2009

TO: Agencies, Organizations, and Interested Persons

SUBJECT: CITY OF FULLERTON HAS PREPARED A NEW SECTION FOR A PREVIOUSLY

CIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT ANALYZING GREENHOUSE GAS EMISSIONS FOR THE WEST COYOTE HILLS SPECIFIC PLAN

AMENDMENT/ROBERT E. WARD NATURE PRESERVE PROJECT

REVIEW

PERIOD: OCTOBER 15, 2009 – NOVEMBER 30, 2009

The City of Fullerton, as the Lead Agency, has prepared new information for the project identified above. 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, individual, and organization that commented on previously circulated Draft Environmental Impact Reports (DEIR) for the West Coyote Hills project.

This new section of the Revised Draft EIR is being circulated 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, Section 4.14 and corresponding technical report have been added to the Draft EIR to quantify and analyze project impacts due to greenhouse gas emissions. This analysis concludes that project greenhouse gas impacts will be cumulatively significant.

The project applicant, Pacific Coast Homes (PCH), requests approval of the following:

- General Plan Amendment (Circulation, Community Services, & Resource Management Elements)
- Zone Change (from "Oil and Gas" to "Specific Plan District")
- Specific Plan Amendment
- Subdivision Map (i.e., Tentative Tract Map)
- Abandonment
- Development Agreement
- Certification of the EIR
- Mitigation Monitoring and Reporting Program

The proposed project consists of a maximum of 760 dwelling units (a combination of residential estates, single-family attached and single-family detached residential units) in an area encompassing approximately 180 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 approximately 283 acres. In addition, the City of Fullerton is proposing improvements to the 72.3 acre Robert E. Ward Nature Preserve, including 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.

There are no hazardous waste facilities on the project site enumerated under Section 65962.5 of the Cal. Government Code

This update to the DEIR, along with previous DEIR material, can be found on the City of Fullerton website at: http://www.cityoffullerton.com/depts/dev_serv/west_coyote_hills_specific_plan/reports.asp
Hard copies are available for review at the following locations:

City of Fullerton*
Community Development Dept.
303 West Commonwealth Ave.
Fullerton, CA 92832-1775

Fullerton Public Library – Main Branch Reference Desk 353 West Commonwealth Ave. Fullerton, CA 92832-1775 Fullerton Public Library – Hunt Branch 201 S. Basque Avenue Fullerton, CA 92833

Per Section 15088.5(f)(2) of the State CEQA Guidelines, the City requests that your comments be limited to the adequacy of the new DEIR information pertaining to greenhouse gas emissions. The City will accept written comments until 5:00 p.m. November 30, 2009. Please address or deliver comments to:

Ms. Joan Wolff, Planning Consultant Community Development Department Fullerton City Hall 303 West Commonwealth Avenue Fullerton, CA 92832 or joanw@ci.fullerton.ca.us

After the close of the review period, the City of Fullerton will respond to comments on the circulated information and will provide public notice of the date, time, and place of future public hearings.