

Notice of Section 401 Application Reception

File Number: 302022-09

Project Name: West Coyote Hills Project

Date Application Posted: 4/22/2022

Received: 4/16/2022

Project City: Fullerton (small portion in La Habra)

Project County: Orange

Applicant Organization: Pacific Coast Homes (PCH)

Applicant Name: Ivan Jimenez

Waterboard Staff: TBA

Brief Description of Project:

Project Description: The project purpose and overall goal is to develop a master planned residential community that combines residential development with open space, recreational amenities and potential public use.

Project Activities: PCH, a subsidiary of Chevron Land and Development Company (Chevron), is proposing the project in the former West Coyote-Fullerton oilfield located in Fullerton, California. The project is a planned multi-use development, which includes streets, service roads, residential, open space, nature preserve, and other uses, including some limited commercial development. A combination of single-family, detached, and attached residential dwelling units is proposed on the site. A maximum of 760 dwelling units are approved in the West Coyote Hills Specific Plan Amendment No. 8, with a maximum of 757 units; however, the Applicant only plans to construct a maximum of 685 dwelling units. Open space and recreational amenities are also proposed, including habitat conservation areas, key vista lookouts, bikeways, recreational trails, and recreation areas located within residential neighborhoods. The developed areas of the property encompass 312 acres (including circulation improvements). This area includes both impervious and pervious surfaces within the project grading limits. The project also proposes the establishment of 3.25 acres of aquatic habitat (of which 2.02 acres will be composed of waters of the U.S. and state under the purview of RWQCB) and approximate 375-acre West Coyote Hills Preserve that will encompass natural and restored open space areas of limited passive recreation use. The existing 72.3-acre Robert E. Ward Nature Preserve will be incorporated into and is a component of the West Coyote Hills Preserve.