

**City of La Habra**  
**NOTICE OF INTENT**  
**TO ADOPT MITIGATED NEGATIVE DECLARATION 21-01**



The City of La Habra (“Lead Agency”) hereby gives notice, that pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City staff has analyzed:

**PROJECT NAME:** Imperial & Euclid Residential Project Development Project - Tentative Tract Map 19143

**PROJECT LOCATION:** 251-351 Imperial Highway, La Habra, CA 90631

**PROJECT DESCRIPTION:** The Project applicant, The Olson Company, is proposing the development of 117 two- and three-story residential townhome units on a 5.58 acre site. The Project is being processed by the City per the State Density Bonus Law, Senate Bill (SB) 1818. Under SB 1818, a project is granted a density bonus and or other concessions such as reduced setbacks or increased building or wall heights, in exchange for provision of affordable housing units. The Project Applicant proposes to commit 12 of the 117 townhomes for sale to qualified moderate income households. In exchange for this commitment, the Project Applicant is requesting an increase in wall height along Imperial Highway from three to six feet. The Project proposes to utilize the reduced parking standards permitted under SB 1818. The Project will require the following entitlements from the City of La Habra: (1) Design Review 21-01 to review the design of the proposed residential construction; (2) Conditional Use Permit (CUP) 21-01 to allow concessions for the inclusion of 12 townhomes affordable to moderate income households; (3) Tentative Tract Map (TTM) 19143 to reconfigure the site into a single condominium property with common and private use areas.

The Initial Study was completed in accordance with the City's Guidelines implementing CEQA. This Initial Study was undertaken for the purpose of deciding whether the "project" may have a significant effect on the environment. On the basis of the analysis within the Initial Study, the City Staff has concluded that the project will not have a significant effect on the environment with the incorporation of mitigation measures, and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the City.

Public comments on the Mitigated Negative Declaration will be received by the City beginning on November 12, 2021 through December 13, 2021. Written comments should be sent to the attention of Chris Schaefer, Senior Planner, 110 East La Habra Boulevard, La Habra, CA 90631 by December 8, 2021.

Copies of the Negative Declaration and all relevant documents and development plans are available for public inspection at the County of Orange Library, La Habra Branch located at 221 East La Habra Boulevard, La Habra, La Habra City Hall, Community Development Department, 110 East La Habra Boulevard, La Habra during regular business hours or via the City of La Habra web site at: <http://lahabracity.com>.

Should you have any questions, you may contact Mr. Chris Schaefer at (562) 383-4100.