

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Westridge Hills Project

Lead Agency: City of La Habra Contact Person: Susan Kim
 Mailing Address: 110 E. La Habra Boulevard, Post Office Box 337 Phone: (562) 383-4100
 City: La Habra Zip: 90633-0785 County: Orange

Project Location: County: Orange City/Nearest Community: Fullerton, La Miranda, Brea
 Cross Streets: Beach Boulevard and Imperial Highway Zip Code: 90631

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 43.38 " N / -117 ° 57 ' 59.76 " W Total Acres: 150.8

Assessor's Parcel No.: 019-481-04 Section: 18 Twp.: 03S Range: 10W Base: SB

Within 2 Miles: State Hwy #: _____ Waterways: Coyote Creek Schools: Las Positas Elementary School, Olita Elementary School, Rancho Starbuck Intermediate School,
 Airports: _____ Railways: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 534 Acres 46.8 Transportation: Type Private roads (17.67 acres)
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: _____ Hazardous Waste: Type _____
 Recreational: Open space, conservation areas, and rec center (86.37 acres) Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Open Space

Project Description: (please use a separate page if necessary)

The Project would replace the 150.8-acre Westridge Golf Club with 534 residential dwelling units, consisting of 62 two-unit dwellings (also referred to as "duplexes" or "duets"), 190 multi-unit dwellings, consisting of 80 townhomes and 110 affordable-rate apartment units, and 282 single-unit dwellings on 46.8 acres. The project would also include a centrally located 8,700 square foot private community center on 3.61 acres for use by the developments residents; 17.67 acres of private roads, 20.51 acres of landscaped slope areas, 13.70 acres of native habitat conservation, and 48.55 acres of open space and detention basins.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 12 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 4 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input checked="" type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date October 24th, 2024 Ending Date November 25th, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Bowman Consulting</u>	Applicant: <u>City of La Habra</u>
Address: <u>3060 Saturn Street, Suite 250</u>	Address: <u>110 E. La Habra Boulevard</u>
City/State/Zip: <u>Brea, CA, 92821</u>	City/State/Zip: <u>La Habra, CA, 90631</u>
Contact: <u>Amanda Ortega, Environmental Planner I</u>	Phone: <u>(562) 383-4474</u>
Phone: <u>(714) 982-5066</u>	

Signature of Lead Agency Representative:  Date: 10-24-2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.