



City of La Habra

COMMUNITY & ECONOMIC DEVELOPMENT

"A Caring Community"

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING

Date: October 24, 2024

To: State and Local Agencies/Interested Organizations and Individuals

Project: Westridge Hills Project (the "Project")

Project Applicant: Lennar Homes of California, LLC

Lead Agency: City of La Habra

EIR Consulting Firm: Bowman Consulting

This Notice of Preparation (NOP) includes a summary of the proposed Project and the issues to be examined in a Draft Environmental Impact Report (DEIR) as required by the California Environmental Quality Act (CEQA).

This NOP is subject to a 30-day public review period during which public agencies, interested organizations, and individuals have the opportunity to comment on the proposal and identify those environmental issues that may have the potential to be affected by the Project and should be addressed further by the City of La Habra in the DEIR. Your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice or November 25, 2024

The purpose of this Notice of Preparation (NOP) and Notice of Public Scoping Meeting is to (1) serve as a public notice pursuant to CEQA Guidelines Section 15082 that an EIR will be prepared; (2) solicit comments and suggestions regarding the scope and content of the EIR to be prepared; and (3) provide notice of the public scoping meeting.

Scoping Meeting: One Scoping Meeting will be held. The Scoping Meeting is scheduled for November 7, 2024 at the City of La Habra Council Chambers at 100 E. La Habra Blvd, La Habra, CA 90631 starting at 6:00 p.m. The City is seeking meaningful responses from the public regarding the scope and content of the EIR, including input on potentially significant environmental effects, mitigation measures, or project alternatives that should be explored in the EIR. The Scoping Meeting provides an opportunity to all interested

State and Local Agencies/Interested Organizations and Individuals to obtain more information on the proposed Project and provide written comments on the scope of the environmental review process. For representatives of responsible and trustee agencies, the City seeks input for the scope and content of the environmental information that is germane to the responsible agency's area of statutory responsibility in connection with the project. A summary of the Project description is provided below, and further detail will be made available at the scoping meeting. In accordance with the Federal Americans with Disabilities Act of 1990, should you require a disability-related modification or accommodation, including auxiliary aids or services to participate in the meeting due to a disability, or if you will require language translation, please contact the Planning Division at least ninety-six (96) hours in advance of the meeting at (562) 383-4100.

Project Location: The Applicant proposes to develop 150.8 acres, currently occupied by the Westridge Golf Course, and generally located in the northern part of the City of La Habra, Orange County. The Project site is located at 1400 South La Habra Hills Drive (Assessor Parcel Number [APN] 019-481-04), which is to the east of Beach Boulevard, west of Idaho Street, and south of Imperial Highway. Direct access to the site is currently from La Habra Hills Drive. **(Figure 1, Regional Location and Figure 2, Site Aerial).**

Project Description: The Applicant has requested approval of Vesting Tentative Tract Map No. 17845 to subdivide the Project site into 285 lots for residential development (including a private community center), 16 lots for vehicular rights-of-way, and 51 lots for open space (including an existing easement on six landscape slope lots to be retained by the adjacent Westridge Community Homeowners Association for maintenance purposes). The existing Westridge Golf Course Clubhouse and associated facilities will be demolished. The alignment of La Habra Hills Drive (a City right-of-way) will remain in its current configuration. In addition to the Vesting Tentative Tract Map, the Applicant has notified the City that they may be requesting that City Council form a Community Facilities District (CFD) to assist with the financing of portions of this project.

The Project would replace 46.8 acres of the existing 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. The project would also include a centrally located 8,700 square foot private community center on 3.61 acres for use by the development's 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. **(Figure 3, Site Plan).**



Westridge Hills Project, City of La Habra



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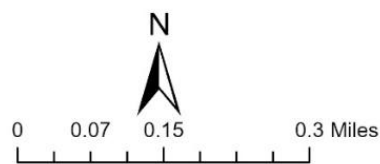


Legend

 Westridge Hills Project Site

Figure 2 Site Vicinity Aerial

Westridge Hills Project, City of La Habra



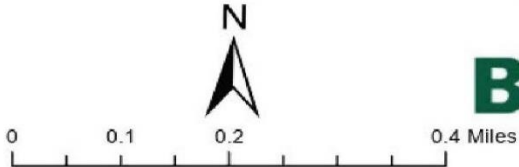
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Figure 3 Site Plan

Westridge Hills Project. City of La Habra

- LEGEND**
- 1. DETENTION BASIN LANDSCAPE
 - 2. PATH | MAINTENANCE ACCESS (CONCRETE)
 - 3. MAINTAINED PATHS AND EVA
 - 4. BIOLOGICAL OPEN SPACE AREA
SEE HIMP-PLANTING PER RESOURCE PERMIT
 - 5. COMMUNITY LANDSCAPE
 - 6. SIDEWALK
 - 7. OPEN SPACE LANDSCAPE
 - 8. NEIGHBORHOOD ENTRY (GATED)



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The Project site is subject to a Declaration of Deed Restriction in favor of the California Department of Fish and Game (now California Department of Fish and Wildlife [CDFW]), to protect resources "having wildlife and habitat values of great importance to the State of California." The Declaration of Deed Restriction, recorded on November 9, 2009, established a total of 11.43 acres, to be conserved in perpetuity, within the Project area, as mitigation for loss of habitat areas due to the development of the Westridge Golf Club.

The Applicant has submitted a Biological Technical Report and a Habitat Mitigation and Monitoring Plan (HMMP), which identify that approximately 10.09 acres of native vegetation would be impacted by the Westridge Hills Project, including 7.46 acres within the deed restricted area. This 10.09-acre area includes 7.53 acres of coastal sage scrub of which 5.65 acres are within Deed-Restricted areas and 3.15 acres of riparian habitat (3.06 acres) and emergent marsh habitat (0.09 acre) of which 1.81 acres are within Deed-Restricted areas. As noted below impacts to Biological Resources, including those within the Deed Restricted areas, and proposed mitigation will be addressed in the Draft EIR.

Environmental Issues to Be Addressed in the Draft EIR. The City has determined that the proposed Westridge Hills Project will require the preparation of an Environmental Impact Report (EIR). As permitted by Section 15060(d) of the State CEQA Guidelines, an Initial Study has not been prepared since the City as the Lead Agency determined that an EIR is required for the proposal. Therefore, all of the following environmental effects will be evaluated in the Draft EIR (DEIR):

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

Unless specific comments are received during the NOP Public comment period that indicates a potential for the Project to result in significant impacts to the following issues, they will not be addressed in the DEIR:

- Agricultural/Forestry Resources
- Mineral Resources

The DEIR will address the short- and long-term effects of the Project on the environment. It also will evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. A range of alternatives to the proposed Project will be evaluated that may reduce or avoid environmental impacts that are determined to be significant in the DEIR. A mitigation monitoring program will also be developed that will describe specific mitigation measures to be implemented that will reduce potentially significant environmental impacts to less than significant, as required by CEQA. Should a significant environmental impact not be able to be mitigated, a Statement of Overriding Consideration is required to be prepared that would be considered in the decision-making process. In addition to the Project described above, a range of alternatives are required to be considered as part of the CEQA process. Comments received from the State and Local Agencies/Interested Organizations and Individuals regarding the project will assist in the development of project alternatives.

Please send your written response to Susan Kim, Director of Community and Economic Development, at the City of La Habra at the address shown below. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a responsible or trustee agency for this Project, please indicate as such. Your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice or November 24, 2024.

Please send all comments to:

City of La Habra Community & Economic Development Department
Attn: Susan Kim, Director of Community & Economic Development
Re: Westridge Hills Project NOP
110 East La Habra Boulevard
La Habra, CA 90631
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