



City of La Habra

"A Caring Community"

Governor's Office of Planning & Research

NOV 25 2019

STATE CLEARINGHOUSE

COMMUNITY DEVELOPMENT

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NOTICE OF AVAILABILITY:

PARTIALLY RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT SCH# 2015111045 FOR THE RANCHO LA HABRA SPECIFIC PLAN

The City of La Habra (Lead Agency) hereby requests comments on the Partially Recirculated Draft Environmental Impact Report for the Rancho La Habra Specific Plan (project), located on the current site of the Westridge Golf Club at 1400 South La Habra Hills Drive in the City of La Habra, Orange County, California.

Public Comments. Portions of the Draft EIR are being recirculated for a 57-day public review period commencing on November 22, 2019. Copies of the Draft EIR are available at La Habra City Hall, at the City Clerk and Community Development counters, 110 East La Habra Boulevard, La Habra, CA 90631; the La Habra Public Library, 221 East La Habra Boulevard, La Habra, CA 90631; and on the City's website: www.lahabracity.com. Comments will be accepted until 5:00 p.m. on January 17, 2020. Please send your comments, along with the name and address of an appropriate contact person to:

Mr. Andrew Ho, Community Development Director
City of La Habra
110 East La Habra Boulevard
La Habra, CA 90631
andrewh@lahabraca.gov
Fax: (562) 383-4476

Project Summary. The project Applicant, Lennar, is requesting that the City of La Habra permit development of 402 residential dwelling units, including 277 single-family homes and 125 multi-family residences, along with either 20,000 square feet of commercial development (e.g., specialty grocery, restaurant, or general retail uses) or an additional 46 multi-family dwelling units, replacing the existing Westridge Golf Club. Also proposed are open space areas encompassing public parks and private recreational areas; a community center; small amphitheater; habitat conservation areas; and passive recreational uses including trails, wildlife viewing, picnic areas and tot lots on the approximately 151-acre site.

Requested Approvals. To permit development of the proposed Rancho La Habra development, the project Applicant, Lennar, is requesting that the City of La Habra approve General Plan Amendment 18-01, Change of Zone 18-01, the Rancho La Habra Specific Plan, Amendment #3 to the adopted La Habra Hills Specific Plan, Vesting Tentative Tract Map 17845, Development Agreement 18-01, Design Review 18-01 through 18-05, and establishment of a Community Facilities District.

In addition, the Applicant is requesting the California Department of Fish and Wildlife to vacate existing deed restrictions established on the project site. These deed restrictions were established as mitigation for impacts related to previous construction of the existing golf course and adjacent residential areas to the south pursuant to the La Habra Hills Specific Plan. Vacation of these deed restrictions would be required in order for the proposed Rancho La Habra development to proceed.

Project Location



Proposed Rancho La Habra Specific Plan