

# Westridge Hills Project

## EIR SCOPING MEETING

November 7, 2024

# Introduction

Lead Agency

City of La Habra



Consultant

Bowman

**Bowman**

Applicant

Lennar Homes  
of California

**LENNAR®**

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# Agenda

CEQA

1. Introduction
2. What is CEQA?
3. What is the purpose of this meeting?
4. What is the Project?
5. Next steps
6. Comments/ Questions



## What is CEQA?

- **CEQA** is an acronym that stands for the **California Environmental Quality Act**.
- CEQA also **identifies ways to avoid or minimize impacts** and to develop alternatives.
- **Informs the public** (you) & decision makers about the project & potential environmental impacts.
- Encourages the **public participation** in project planning and decision-making process.



# What is the purpose of this meeting?

- Obtain 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.
- This meeting is not to discuss the merits of the project, whether it should be approved, Measure X or anything outside of the EIR.

# Westridge Hills Project

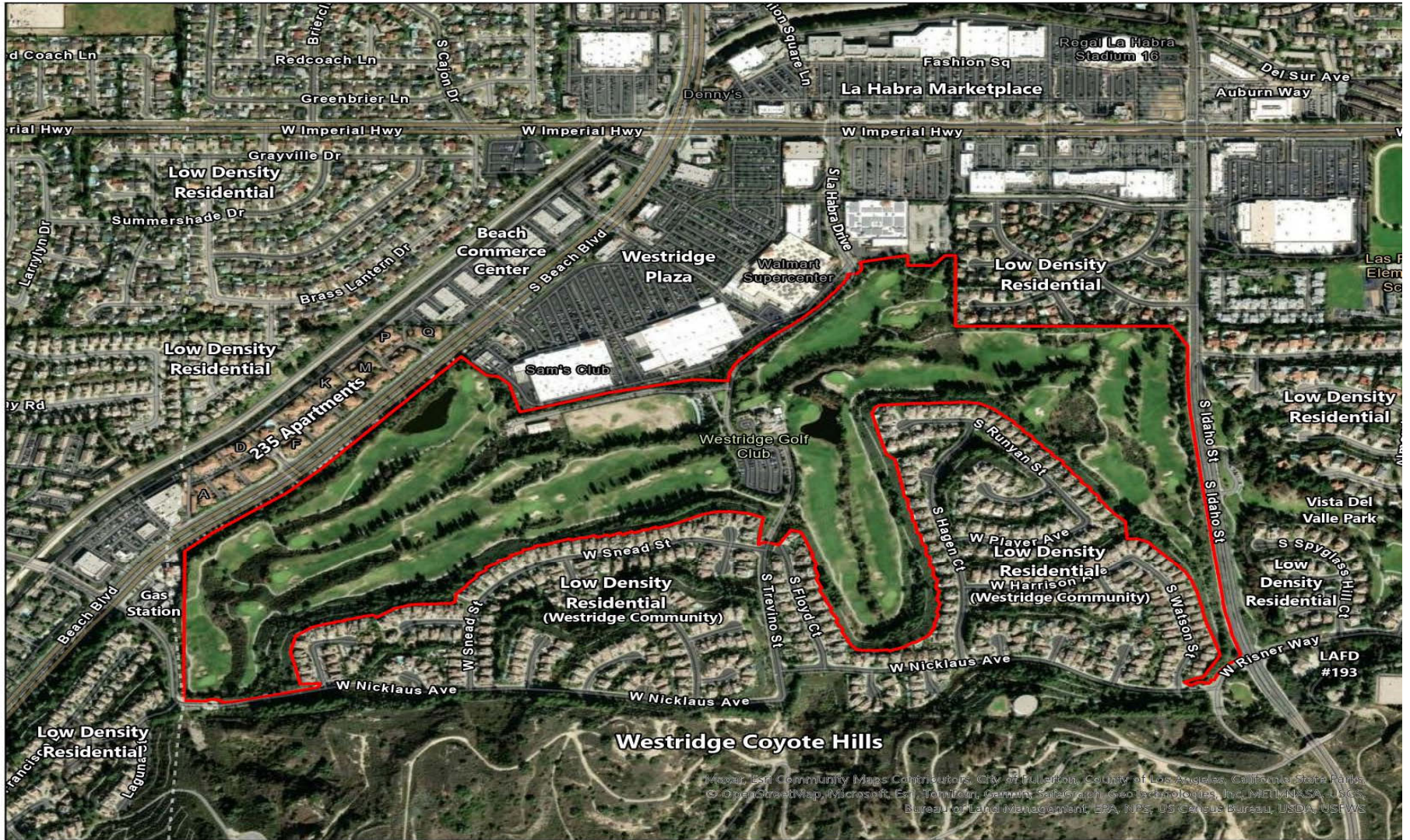
# The Project



The Applicant proposes to develop 150.8 acres, currently occupied by the Westridge Golf Course, and generally located in the southern part of the City of La Habra.



The Project site is located at 1400 South La Habra Hills Drive, 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.



# Location Map

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# The Project



The Project would replace 46.76 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

Also included is:

- A centrally located 8,700 square foot (sq. ft.) private community center on 3.61 acres for use by the development's residents
- 14.84 acres of private roads
- 20.51 acres of landscaped slope
- 13.70 acres of native habitat conservation
- 48.55 acres of open space and detention basins



## LEGEND

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

# Site Plan

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# Environmental Issues to Be Addressed in the Draft EIR

- 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

# Next Steps

## Westridge Hills

# Next Steps

1

The 30-day public review of the NOP ends November 25th.

2

A Draft EIR will be prepared and will be available for review.

3

Once the Draft EIR is completed, we will send out notices announcing where/when the DEIR can be viewed for 45-days.

4

Planning Commission Public Hearing will be held to present the DEIR findings. Final EIR will be prepared.

## Next Steps

- The DEIR will address the short- and long-term effects of the Project on the environment and evaluate the potential for the Project to cause direct and indirect growth inducing impacts, as well as cumulative impacts.
- A mitigation monitoring program will 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.
- A range of alternatives to the proposed Project. Comments received from the State and Local Agencies/Interested Organizations and Individuals regarding the project will assist in the development of project alternatives.

**Questions/Comments**  
Thank you

To send any comments or questions scan the QR code.



Comments can also be sent to:

Susan Kim, Director of Community and Economic Development  
110 East La Habra Boulevard, La Habra, CA 90631

All comments made are public record.