

RANCHO LA HABRA SPECIFIC PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2015111045

CITY OF LA HABRA
February 2018



Appendix A
General Plan Amendment



continuing the legacies of Ryland and Standard Pacific

19 December 2017

Mr Andrew Ho
Mr. Roy Ramsland
City of La Habra
110 E La Habra Blvd
La Habra CA 90631

Dear Mr. Ho and Mr. Ramsland,

CalAtlantic Group Inc. requests a General Plan amendment reclassifying the land use designation of the area generally known as the "Westridge Golf Club" from open space to low density (0-8 unit/acre) residential for planning areas 2, 3 and 4; and multi-family 1 for planning area 1 (15-24 units/acre), and mixed use 1 for planning area 5, of the proposed Rancho La Habra Specific Plan along with text amendments to Chapter 2, Community Development, Chapter 5, Community Services, Chapter 6, Conservation/Natural Resources, as noted below

To achieve consistency between the proposed Rancho La Habra Specific Plan and the La Habra General Plan 2035, the following text amendments are proposed:

Chapter 2, Community Development

- Policy LU 1.2 Development Capacity to read as follows:

Accommodate the type and density of land uses depicted on the Land Use Diagram to a cumulative (existing and new) maximum of ~~24,850~~ **25,298** housing units and **12,525,000** square feet of commercial and industrial development citywide¹. These represent increases of ~~4,213~~ **4,661** units and **4.1** million square feet respectively above January 2011 existing development.

Chapter 5, Community Services

- First Paragraph under A. Open Space, Parks, Trails, and Recreation (OS) to read as follows:

¹ Assumes all Rancho La Habra Planning Areas are developed with residential for a total of 448 dwelling units. If Planning Area 5 is developed with 20,000 square feet of commercial, the maximum housing units would be 25,252 and the maximum commercial would be 12,545,000 square feet.



continuing the legacies of Ryland and Standard Pacific

Open space, parks, trails, and recreational facilities and programs are important land use components in an urban environment, providing visual relief from the built environment and contributing to residents' quality of life through recreational programming and social value. The City of La Habra has a wide range of parks including mini parks, neighborhood parks, and ~~a golf course~~ community parks that incorporate natural and paved walking trails and bicycle paths. Community recreational amenities in La Habra include facilities such as baseball and softball diamonds, basketball courts, soccer fields, football field, tennis courts, and playgrounds. La Habra also offers a variety of recreation programs, activities, and classes including special events and excursions, summer day camp, aquatic programs, youth sports leagues, and facility rentals

Chapter 6, Conservation/Natural Resources

- Second paragraph under A. Biological Resources /Natural Habitat to read as follows:

Few areas of the City support sensitive biological resources and are primarily mitigation areas of protected plant species within the ~~Westridge golf Course Rancho La Habra Specific Plan~~. Mitigation areas were formed as a requirement of the ~~La Habra Hills Specific Plan~~ **Rancho La Habra Specific Plan** development, which provides for the protection of Mulefat scrub, Southern willow scrub, Freshwater marsh, and Coastal sage scrub, and ~~Coastal oak woodland plant species~~. The protected areas within the ~~Westridge Golf Course Rancho La Habra Specific Plan~~ also support sensitive bird species including the coastal California gnatcatcher, which depend on nesting and foraging habitat provided by vegetation found within Coastal sage scrub.

- Policy BR 1.1 Biological Resource Protection to read as follows:
Conserve and protect wildlife ecosystems, riverine corridors, and sensitive habitat areas including the sensitive plant species areas within the ~~Westridge Golf Course Rancho La Habra Specific Plan~~.


CALATLANTIC
HOMESSM

continuing the legacies of Ryland and Standard Pacific

- Second paragraph under B. Water/Watershed/Groundwater Recharge (W) to read as follows:

Because La Habra is predominantly urbanized and developed with impervious surfaces (i.e., asphalt and concrete paving), the groundwater recharge that occurs within the City is limited. Percolation occurs in the natural creek courses of Coyote and La Mirada creeks, parks, and other open space areas such as school playfields, ~~Westridge golf course~~. The general pattern of drainage flow in La Habra is from the north and south towards the center of the City until it reaches the channels and creeks which collect and transport the surface water flows in westerly and southwesterly directions through La Habra to the Los Angeles County line.

If you have any questions, feel free to contact me at 949-789-1752. I look forward to working with you through this process.

Regards,



Michael C. Battaglia
Vice President Project Development
CalAtlantic Group Inc.

