

# RANCHO LA HABRA

New Homes, Parks, Trails & Benefits for All of La Habra

By **LENNAR**<sup>®</sup>



[www.rancholahabra.info](http://www.rancholahabra.info)

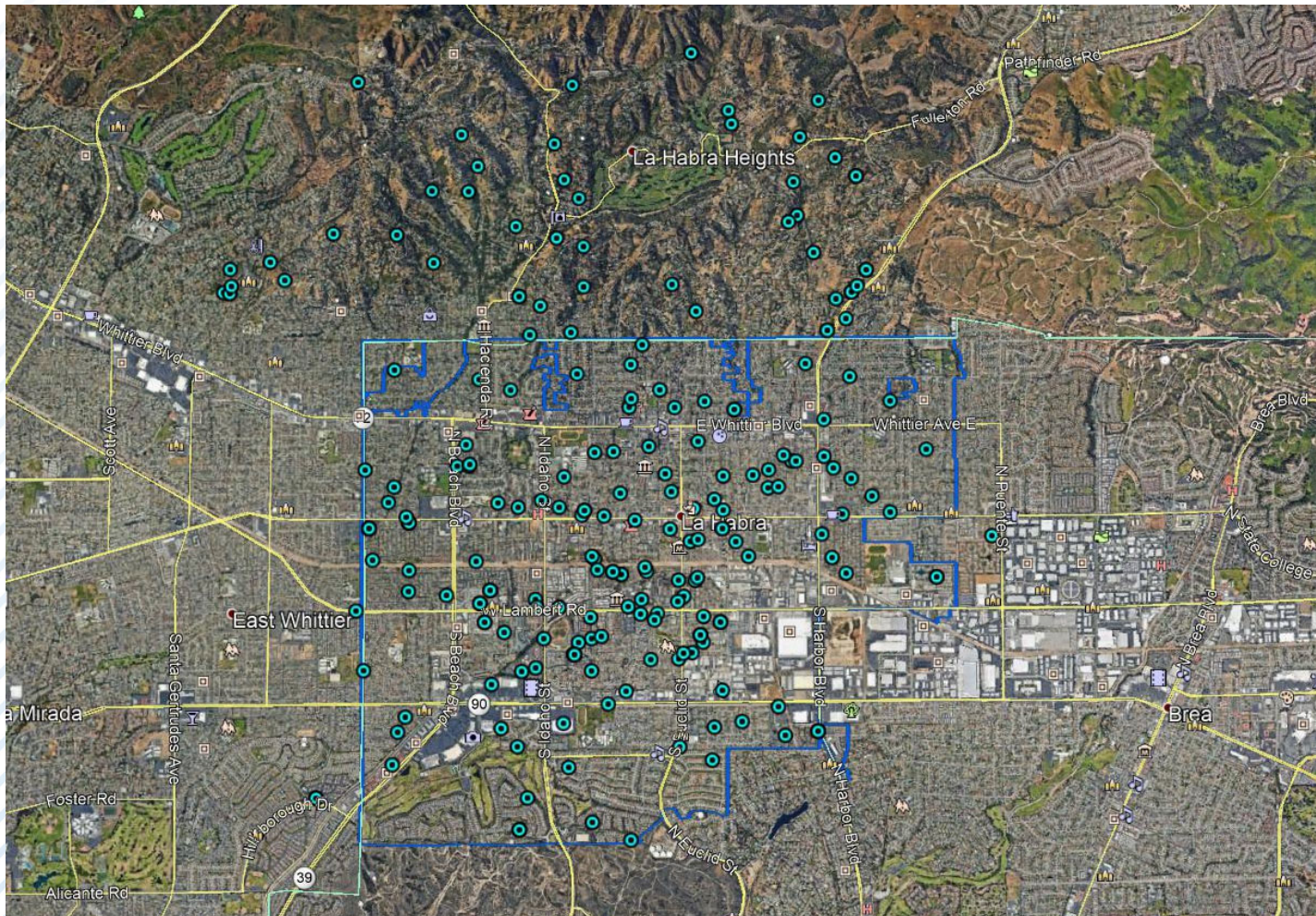
# REBUTTAL POINTS

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- 1 Petitions Represent La Habran Support
- 2 New City Park is Safe and has been Studied Extensively
- 3 New City Park is the Outcome of Extensive and Multi-Year Collaboration with the City
- 4 La Habra Tax Payers are Protected from CFD and Habitat Conservation Area Maintenance
- 5 Lennar will Waive Our Right to Refund of Fair Share Contributions to Neighboring Cities
- 6 SB743 VMT Analysis is Not Necessary or Appropriate; Traffic Studies Underwent Rigorous and Multiple Reviews, and Meet CEQA Requirements
- 7 Rancho La Habra Generates Positive Fiscal Impact
- 8 Public Benefits Package Equals \$90,300 per Home

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# Location Map of Petitioners



Of the 7,819 Petitions please note: a Random Sample of 218 show That 77% (167) are from La Habra (equates to 6,020 in La Habra)

# 1 Petition Language

The Rancho La Habra Project is the right thing for our community in many ways, including stopping the construction of high-density housing on the soon to be closed Westridge golf course.

Do you support (Check box)?:

1. <u>Open Parks &amp; Space?</u> <ul style="list-style-type: none"><li>• Acres</li><li>• Community Center</li></ul>	<u>Yes</u>	<u>No</u>
2. <u>School Funding</u> <ul style="list-style-type: none"><li>• \$3.8 million</li></ul>	<u>Yes</u>	<u>No</u>
3. <u>Traffic &amp; Road repair</u> <ul style="list-style-type: none"><li>• General fund allocation</li></ul>	<u>Yes</u>	<u>No</u>

Yes, I support Rancho La Habra Project!

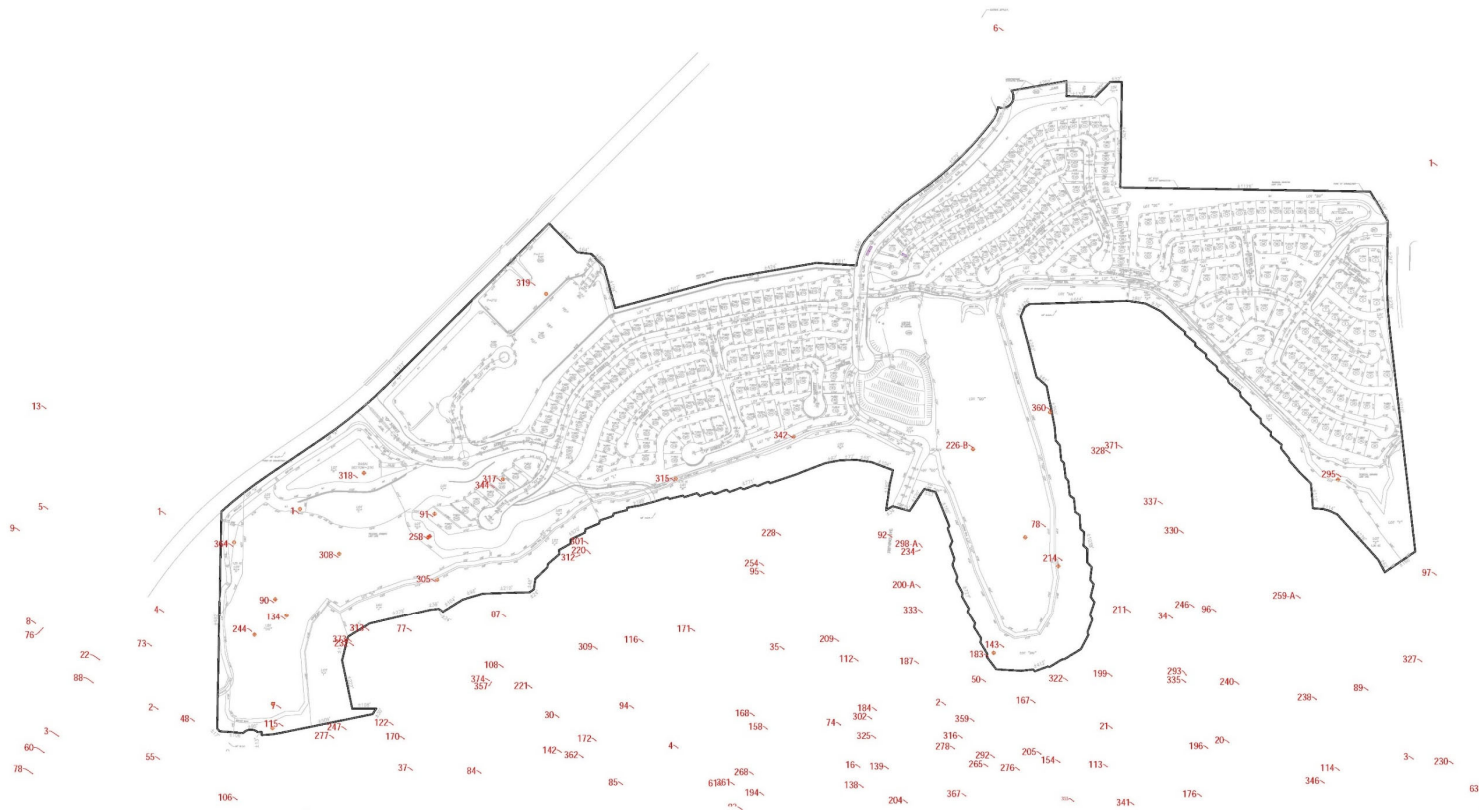
Name: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

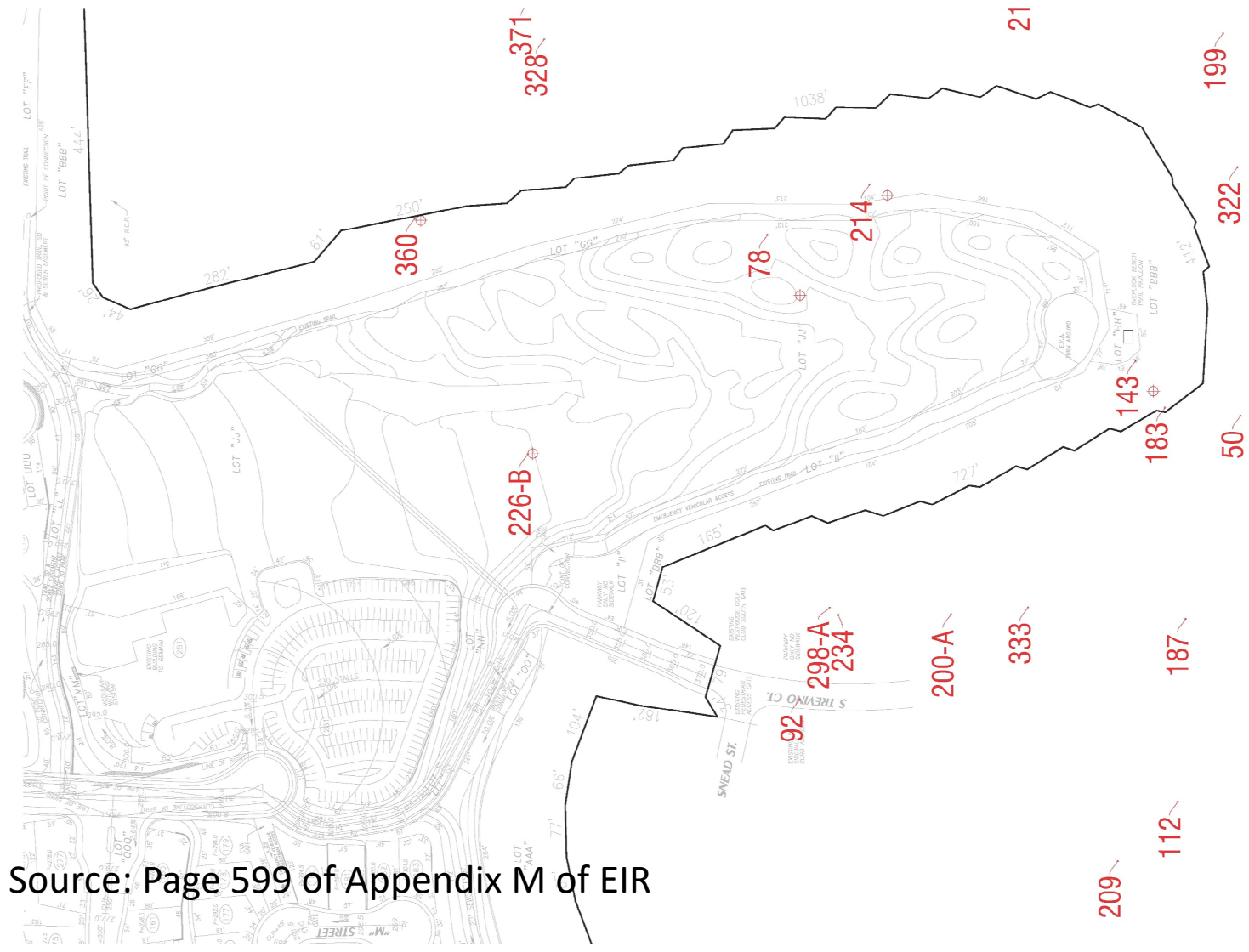
## 2 Rancho La Habra and Westridge Oil Well Locations



Source: Page 599 of Appendix M of EIR

# 2

# New City Park – Oil Well Locations



**LEGEND:**  
 ○ DOG WELLS  
 ⊕ OIL WELLS

**PREPARED FOR:**  
**LENNAR**  
 1525 FALCON BLVD, SUITE 300  
 IRVINE, CA 92614  
 (949) 266-6700

**PREPARED BY:**  
**H&A**  
**HUNSAKER & ASSOCIATES**  
 ENGINEERING • PLANNING • SURVEYING  
 1700 S. GARDEN ST., SUITE 200  
 IRVINE, CA 92614  
 (949) 266-6700

**OIL WELL STATE DATA  
 TENTATIVE TRACT  
 NO. 17845**

Source: Page 599 of Appendix M of EIR

## 2 New City Park – Safety Concerns

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- Appendix M of EIR contains Site Assessment
- Appendix P of EIR contains Geotechnical Evaluation
- Geotechnical Stability & Liquid Fraction Concerns
- 3 out of 5 abandoned wells located on the New City Park, affect usable space
- Existing capped wells will be re-abandoned to current DOGGR standards
- Existing capped wells represent a safety hazard, but re-abandonment to current standards improve safety for all

# 3

# Collaborative Process



### LEGEND

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>1. ARRIVAL SIGNAGE ORCHARD</li> <li>2. ENTRY DRIVE/ DROP OFF</li> <li>3. PARKING LOT</li> <li>4. EXISTING COMMUNITY CENTER</li> <li>5. PARK PROMENADE</li> <li>6. FIRE PLACE LOUNGE PAVILION</li> <li>7. GRAND LAWN</li> <li>8. 30'X40' CONCERT PAVILION</li> </ul> | <ul style="list-style-type: none"> <li>9. RESTROOMS</li> <li>10. EXISTING TREE GROVE</li> <li>11. CHILDREN SPLASH PAD W/SHADE SAIL</li> <li>12. CHILDREN PLAY STRUCTURE W/SHADE SAIL</li> <li>13. BIKE PARKING</li> <li>14. OPEN SPACE PICNIC AREAS</li> <li>15. SPINE PICNIC AREAS</li> <li>16. COVERED GROUP PICNIC AREA</li> <li>17. BOCCIE COURT</li> <li>18. OPEN PLAY LAWNS</li> </ul> | <ul style="list-style-type: none"> <li>19. OPEN PLAY BERMS</li> <li>20. DECOMPOSED GRANITE PATH</li> <li>21. COMMUNITY TRAIL/ EVA ACCESS ROAD</li> <li>22. EXISTING COMMUNITY TRAIL</li> <li>23. NEW COMMUNITY TRAIL</li> <li>24. EXISTING LANDSCAPE SLOPES</li> <li>25. VEHICULAR ACCESS TO GRAND LAWN</li> <li>26. OUTDOOR EXERCISE EQUIPMENT</li> </ul> |
|--|--|--|

TREE PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
<b>EXISTING TREE GROVE (PROTECT IN PLACE)</b>			
	EXISTING	EXISTING	
<b>FORMAL PARK TREE</b>			
	PLATANUS ACERIFOLIA BLOODGOOD	36" BOX STD.	18
	LONDON PLANE TREE	36" BOX STD.	
<b>SPINE TREE</b>			
	OLEA EUROPAEA WILSONI	36" BOX STANDARD	42
	FRAXINUS OXYPHYLLA	36" BOX STANDARD	
	QUERCUS LEX	36" BOX STANDARD	
	POLYTOMIA	36" BOX STANDARD	
<b>DECIDUOUS ACCENT TREE</b>			
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	34" BOX LOW BRANCH	42
<b>PLAZA SPECIMEN TREE</b>			
	CERIFOLIA ROBERT MUSEUM	36" BOX STD.	36
	MUSEUM PALM VERDE	36" BOX STD.	
	CHITALPA & TACHYDONTENIS	36" BOX STD.	
	MORNING GLOD CHITALPA	36" BOX STD.	
<b>EVERGREEN SLOPE TREE</b>			
	PIRUS LANCAIA	34" BOX STD.	182
	AFRICAN BLUNT	36" BOX STD.	
	TRETTANA CONFERTA	36" BOX STD.	
	BRESSANA BOX	36" BOX STD.	
<b>EVERGREEN SLOPE TRANSITION TREE</b>			
	PIRUS ELZEVICA	36" BOX STD.	198
	AFRICAN BLUNT	36" BOX STD.	
	PIRUS MULLENBERG	36" BOX STD.	
	ALPEYRIE	36" BOX STD.	
<b>ENTRY ACCENT TREE</b>			
	LAGERSTRONIA INDICA YACHEZ	36" BOX STD.	12
	WINTER	36" BOX STD.	
	AMBITIA	36" BOX STD.	
	STRAWBERRY TREE	36" BOX STD.	
<b>EVERGREEN SPECIMEN TREE</b>			
	QUERCUS VIRGINIANA	36" BOX STD.	29
	SCOTCH PINE	36" BOX STD.	
	CALIFORNIA PUPPER	36" BOX STD.	

## RANCHO LA HABRA | Community Park Landscape Plan

**LENNAR** August 19, 2020

SHT 1 OF 6

SCALE: 1"=40'-0"  
NORTH

**SMP**  
ENVIRONMENTAL DESIGN  
SUBSERVICES & PARTNERS, INC.  
1401 COUNTY ROAD 100 SUITE 200  
DUBLINO, CA 94568

**RANCHO LA HABRA**  
By **LENNAR**

# 3

# Collaborative Process



### LEGEND

- 1. ARRIVAL SIGNAGE ORCHARD
- 2. ENTRY DRIVE/ DROP OFF
- 3. PARKING LOT
- 4. EXISTING COMMUNITY CENTER
- 5. PARK PROMENADE
- 6. FIRE PLACE LOUNGE PAVILION
- 7. GRAND LAWN
- 8. CONCERT PAVILION
- 9. COVERED GROUP PICNIC AREA
- 10. BOCCIE COURT
- 11. DECOMPOSED GRANITE PATH
- 12. NEW COMMUNITY TRAIL
- 13. VEHICULAR ACCESS TO GRAND LAWN
- 14. INTERPRETIVE WATER DETENTION AREA
- 15. LOWER SERVICE AREA

## RANCHO LA HABRA | Community Center Gardens

**LENNAR** August 19, 2020

SHT 2 OF 6



**SMP**  
 ENVIRONMENTAL DESIGN  
 SUMNERBERRY & PARTNERS, INC.  
 5410 COUNTY ROAD 100, SUITE 200  
 CHINA BROTHER, CA 94504  
 (916) 443-1448

RANCHO LA HABRA  
 BY **LENNAR**

# 3 Collaborative Process

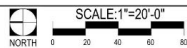


- LEGEND**
- 1. ENTRY DRIVE/ DROP OFF
  - 2. PARKING LOT
  - 3. PARK PROMENADE
  - 4. RESTROOMS
  - 5. EXISTING TREE GROVE
  - 6. CHILDREN SPLASH PAD
  - 7. CHILDREN PLAY STRUCTURE
  - 8. BIKE PARKING
  - 9. OPEN SPACE PICNIC AREAS
  - 10. SPINE PICNIC AREAS
  - 11. COVERED GROUP PICNIC AREA
  - 12. OPEN PLAY LAWNS
  - 13. DECOMPOSED GRANITE PATH
  - 14. EXISTING COMMUNITY TRAIL
  - 15. EXISTING LANDSCAPE SLOPES
  - 16. OUTDOOR EXERCISE EQUIPMENT
  - 17. INTERPRETIVE WATER DETENTION AREA

## RANCHO LA HABRA | Childrens' Play Gardens

**LENNAR** August 19, 2020

SHT 3 OF 6



**SMP**  
 ENVIRONMENTAL DESIGN  
 SUMMIT ENVIRONMENTAL PARTNERS, INC.  
 4410 COUNTY ROAD 100  
 SUITE 200, WESTLAKE, CA 91361  
 (818) 433-1448

**RANCHO LA HABRA**  
 By **LENNAR**

# 3

# Collaborative Process



### LEGEND

- 1. PARK PROMENADE
- 2. EXISTING TREE GROVE
- 3. OPEN SPACE PICNIC AREAS
- 4. SPINE PICNIC AREAS
- 5. OPEN PLAY LAWNS
- 6. OPEN PLAY BERMS
- 7. DECOMPOSED GRANITE PATH
- 8. COMMUNITY TRAIL/ EVA ACCESS ROAD
- 9. EXISTING COMMUNITY TRAIL
- 10. EXISTING LANDSCAPE SLOPES
- 11. OUTDOOR EXERCISE EQUIPMENT

# 3 Collaborative Process



## LEGEND

1. OPEN SPACE PICNIC AREAS
2. OPEN PLAY LAWNS
3. OPEN PLAY BERMS
4. DECOMPOSED GRANITE PATH
5. COMMUNITY TRAIL/ EVA ACCESS ROAD
6. EXISTING COMMUNITY TRAIL
7. EXISTING LANDSCAPE SLOPES
8. OUTDOOR EXERCISE EQUIPMENT

**RANCHO LA HABRA | Open Space Park**

**LENNAR** August 19, 2020

SHT 5 OF 6



**SMP**  
ENVIRONMENTAL DESIGN  
SUMNER/ROBERTSON & PARTNERS, INC.  
3410 CALLE ARROYO BLVD. SUITE 200  
DANA POINT, CA 92629  
(949) 452-1448

**RANCHO LA HABRA**  
By **LENNAR**

4

## CFD & Conservation Area Maintenance Obligation

THE SERIES 2007-A BONDS ARE PAYABLE SOLELY FROM THE PROCEEDS OF THE SPECIAL TAX TO BE LEVIED ANNUALLY ON TAXABLE PROPERTY IN THE DISTRICT AND AMOUNTS IN CERTAIN FUNDS ESTABLISHED UNDER THE FISCAL AGENT AGREEMENT. NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE AUTHORITY, THE STATE OF CALIFORNIA OR ANY OTHER POLITICAL SUBDIVISION THEREOF (OTHER THAN OF THE AUTHORITY FOR THE DISTRICT, TO THE LIMITED EXTENT SET FORTH IN THE FISCAL AGENT AGREEMENT) IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF, PREMIUM, IF ANY, OR INTEREST ON THE SERIES 2007-A BONDS

*CFD cannot be dissolved by HOA*

## 4 CFD & Conservation Area Maintenance Obligation

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- We have worked with State Agencies and will implement their recommendations for Habitat Conservation.
- Lennar will fund an endowment to cover the cost of Maintenance of the Habitat Conservation Area performed by a non-profit Conservancy.

5

## Fair Share Contributions to Traffic Improvements in Neighboring Cities

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- Lennar is willing to accept a provision in the Rancho La Habra Development Agreement waiving whatever rights it may have to a refund of fees paid to the city to mitigate traffic impacts (including impacts to transportation facilities outside the La Habra city limits) under any circumstances, including refunds pursuant to the Mitigation Fee Act (Gov. Code §66000, et seq.).”

6

## SB 743 VMT vs. LOS

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- This Application Started Five Years Ago
- SB 743 VMT Went into Effect July 1, 2020
- EIR Circulated for Public Comments Twice, both Before the SB 743 Effective Date
- CEQA States LOS is the Appropriate Standard if EIR is Circulated before the SB 743 Effective Date
- VMT Methodology is Controversial, and Standards and Mitigation Measures Have Not Been Widely Established or Adopted

## 7 Positive Fiscal Impacts

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- Applicant's Fiscal Impact Study Reviewed and Revised by Independent City Consultant, NBS
- Fiscal Impact Analysis Takes into Account All City Expenses, including Police and Fire
- Gross Annual City Revenues at \$1,171,832
- City Expenses at \$818,457
  - Police \$383,217
  - Fire \$230,268
- Net Income to the City is \$353,104
- Excludes Income from New Community Center

## 8 Affordable Housing & Public Benefits

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- New City Park and Community Center were mentioned to us and designed as highlight of the Project's Public Benefits, in Collaboration with City Staff and La Habra Collaborative Park & Trails Group
- The \$40 million Public Benefits Package Represents \$90,300 per Home
- The \$40 million Public Benefits Package can be Reconfigured to Allocate Funding to Affordable Housing by Reducing Funding of Other Public Benefits

8

## Public Benefits Comparison – RLH is Paying a Fair Share

	RLH Specific Plan - GPA - Zone Change	Bonanni GPA - Zone Change	Fairfield Specific Plan - Zone Change
Number of Homes	443	58	335
Park Contributions	\$37,560,000	\$183,000	\$2,628,000
Impact Fees per DA	1,500,000	-	-
Affordable Housing Fee	<u>1,000,000</u>	<u>580,000</u>	<u>-</u>
Total	\$40,060,000	\$763,000	\$2,628,000
Park Contributions per home	\$84,786	\$3,155	\$7,845
Impact Fees per DA per home	3,386	-	-
Affordable Housing Fee per home	<u>2,257</u>	<u>10,000</u>	<u>-</u>
Total Per Home	\$90,429	\$13,155	\$7,845
City paying for Maintaining Park	NO	YES	YES

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